

NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Beaumont General Plan Update (Beaumont 2040 Plan) SCH # 2018031022

Pursuant to State CEQA Guidelines Article 6, this notice is to advise that the City of Beaumont, as Lead Agency, has completed and is issuing notification of the availability of a Draft Program Environmental Impact Report (DEIR) for the project as described herein.

PROJECT TITLE: Beaumont General Plan Update (Beaumont 2040 Plan) and Zoning Ordinance/Map Revisions

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 – 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).

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.

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.

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:** 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
- 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, which 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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The DEIR determined that the following issue area has potentially significant environmental impacts that will be mitigated to below a level of significance: Agriculture and Forestry Resources and Biological Resources. Finally, the DEIR determined that even with feasible mitigation measures the proposed Project would result in significant impacts regarding Air Quality, Greenhouse Gas, Noise, and Transportation that cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations by the City will be required in order for the Project to be approved.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this Draft EIR is 45 days. The DEIR will be available for public review and **comment beginning Tuesday, September 8, 2020 and ending Thursday, October 22, 2020**. The City of Beaumont, as the Lead Agency, provides an electronic copy of the DEIR which is available on the City's website at <https://www.beaumontca.gov/121/General-Plan>. Due to the time limits mandated by State Law, written comments must be received at the earliest date, but not later than **October 22, 2020**. Please send your written comments to Christina Taylor, Community Development Director, City of Beaumont, 550 East 6th Street, Beaumont, CA 92223 or via email CTaylor@beaumontca.gov.

HAZARDOUS MATERIALS STATEMENT: There are two sites within the City contained on a list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

PUBLIC HEARING: Written and oral comments regarding the Draft Program EIR may also be submitted at public hearings that will be held before the City of Beaumont Planning Commission and City of Beaumont City Council. The actions under consideration by the Planning Commission and City Council is certification of the Draft Program EIR for the adoption of the General Plan Update. Consideration of the revised Zoning Ordinance and Zoning Map will be at a future as yet undetermined date, which will be duly noticed at that time. The following are the public hearing dates scheduled for consideration of the Draft Program EIR and notified in compliance with the City regulations and California Environmental Quality Act (CEQA) requirements.

Planning Commission Hearing

Date: October 27, 2020

Time: 6:00 p.m.

City Council Hearings

Dates: November 3, 2020 and November 17, 2020

Time: 6:00 p.m.

All public hearings are held at: Beaumont Civic Center, 550 East Sixth Street, Beaumont, California 92223.

The public hearing meetings will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: BeaumontCa.gov/Livestream

Comments at the public hearings will be accepted using the following options:

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: NicoleW@BeaumontCa.gov;

2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council or Planning Commission.
3. In person comments subject to the adherence of the applicable health order and social distancing requirements. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council or Planning Commission.