

## 7.0 OTHER CEQA TOPICS

The *CEQA Guidelines* stipulate several general content requirements for EIRs. Those applicable to this project include cumulative impacts (Section 15130), unavoidable adverse impacts (Section 15126(b)), irreversible changes (Section 15126 (c)), and growth inducing impacts (Section 15126(f)). The following addresses each of these general requirements.

### 7.1 Cumulative Impact Analysis

CEQA requires that an EIR examine the cumulative impacts associated with a project, in addition to project-specific impacts. The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to a project alone (State *CEQA Guidelines* Section 15130(b)).

As stated in Section 15130(a) of the State *CEQA Guidelines*, an EIR “shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.” “Cumulatively considerable” means that “the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130” (State *CEQA Guidelines*, Section 15065(c)). Section 15355 of the State *CEQA Guidelines* states that “cumulative impacts” occur from “...the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

The EIR must examine “reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project” (State *CEQA Guidelines* Sections 15130(a)(3) and 15130(b)(5)). A cumulative impact is not considered significant if the impact can be mitigated to below the level of significance through mitigation, including providing improvements and/or contributing funds through mitigation fee payment programs.

#### 7.1.1 Assessment of Cumulative Impacts

State *CEQA Guidelines* Section 15130(b)(1) requires that a discussion of cumulative impacts be based one of the two methods:

- The List Method: based on a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- The Plan Method (a.k.a. Regional Growth Projections Method ): a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This EIR utilizes Plan Method since the Project the General Plan Update (Beaumont 2040 Plan) constitutes the City’s growth projection document for future long-term plans for development in the City and Sphere of Influence.

#### 7.1.2 Aesthetics

The geographic context for aesthetic cumulative analysis is the Planning Area and the surrounding cities and County lands. The viewshed of the San Gorgonio and San Bernardino Mountains. The General Plan includes policies that would protect views and vistas from being obstructed from future development. 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.

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. 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.

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 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 and character 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.

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, lighting within 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.

Through compliance and implementation of its Beaumont 2040 Plan goals and and project-specific design review for development proposals, and through compliance with existing ordinances regulating lighting discussed above, the cumulative effects of impacts to scenic vistas, scenic resources, visual character or creating new sources of light and glare would not be considered cumulatively considerable.

### **7.1.3 Agricultural and Forestry Resources**

The cumulative setting for impacts to agricultural and forestry resources is Riverside County. As discussed in Section 5.2, there are no forests, forest land, or timberland within the Planning Area. Therefore, impacts to forestry resources resulting from the proposed Project are not cumulatively considerable.

Cumulatively Riverside County has seen a decline in the amount of Farmland over the past few decades as open land becomes converted to development. The overall loss of soils that support state-designated Farmland is a recognized cumulative impact Countywide (County GPA 960). The Beaumont 2040 Plan and policies do not require the preservation of designated Farmland, and since the revised Zoning Ordinance/Zoning Map does not include zones exclusively for agriculture, implementation of the proposed Project could convert up to 46 acres of Farmland, which is considered to be potentially significant. Impacts regarding the conversion of Farmland will be reduced to less than significant through the protection of Farmland via an agricultural easement, cancellation of a Notice (or Notices of Non-Renewal) or placement of a new Williamson Act contract on property at another location in California as required by mitigation measure **MM AG-1**. Through compliance with mitigation measure **MM AG-1**, impacts regarding the conversion of Farmland to non-agricultural use are not cumulatively considerable

### **7.1.4 Air Quality**

As outlined in Section 5.3, the South Coast Air Quality Management District (SCAQMD) considers the thresholds for project-specific impacts and cumulative impacts to be the same. Consequently, projects that exceed project-specific significance thresholds are considered by SCAQMD to be cumulatively considerable. Therefore, the analysis of project impacts also constitutes the cumulative analysis. As demonstrated in the impact analysis in Section 5.3 of the PEIR, after incorporation of mitigation measures, the Beaumont 2040 Plan would result in potentially significant impacts relating to air quality and toxic air contaminants (TACs). Mitigation measure **MM AQ 1** would contribute to reduced criteria air pollutant emissions and TACs associated with buildout of the Beaumont 2040 Plan. However, no further mitigation measures are available that would reduce impacts to below applicable SCAQMD significance thresholds due to the magnitude and associated emissions generated by the Beaumont 2040 Plan. Therefore, air quality impacts remain significant and unavoidable and would therefore be cumulatively considerable.

### **7.1.5 Biological Resources**

The cumulative setting for biological resources related to the Project is the Planning Area along with the larger setting of the other cities and County areas of the "Pass Area" of Riverside County. Growth pressure not just from the Project, but including other surrounding cities and the County areas will contribute to potential sprawl and conversion of open lands into developed areas.

The Project does not change land use designations from open space to development; rather the General Plan merely intensifies land uses in areas already considered for development. The Land Use Plan (**Figure 3-4**) depicts large areas of existing Conservaiton lands that will remain as such. General Plan policies and implementation measures have been proposed to include buffers, avoidance and protection of natural drainages and open space which will all contribute to the lessening of cumulative effects of development.

As discussed in Section 5.4, the City is a Permittee to the MSHCP. The MSHCP was prepared to provide for the Take and mitigation of the 146 species covered under the MSHCP pursuant to the FESA, which includes most of the species listed in Section 5.4 of this EIR. Additionally the intent of the MSHCP is to compile a Reserve of open space/conservation lands that would never be developed so that habitats support sensitive and protected species, along with just preserving open space for communities is achieved.

The implementation of the MSHCP for future implementing projects consistent with the Beaumont 2040 Plan at a project-specific level would minimize direct, indirect, and cumulative biological impacts. The MSHCP allows for the issuance of take at the local level, by MSHCP Permittees including the City, thereby streamlining the take authorization process on a project-by-project basis. Project compliance with the provisions of the MSHCP fully mitigate impacts to Covered Species and habitats. An impact is not considered cumulatively considerable if a project is required to implement or fund its fair share of mitigation mesures designed to alleviate a cumulative impact (CEQA Guidelines Section 15130 (a)(3). Therefore, compliance with the MSHCP, as well as the polcies and mitigation mesures identified in Section 5.4 as well as other state and federal regulations governing biological resources, will result in less than cumulatively considerable impacts.

### **7.1.6 Cultural Resources**

The cumulative setting for cultural resources related to the Project is the Planning Area along with the larger setting of the other cities and County areas of the "Pass Area" of Riverside County. These areas have similar cultural/historic characteristics. The cumulative impacts of development impacting known or unknown cultural resources during development is consistent area wide and is not unique to the City of Beaumont. Additionally, as part of the City's typical entitlement review process, a project applicant may be required to provide a cultural resources assessment and, mitigate project-specific impacts. Therefore, compliance with existing regulations and processes and implementation with applicable Beaumont 2040 Plan goals, policies, and implementation measures and the proposed certificate of appropriateness process will reduce impacts within the City. State laws regulating the finding of human remains would also prevent a cumulative impact of loss of resources from human remains discovered during ground disturbing activies. Because of these measures, impacts are not considered cumulatively considerable.

### **7.1.7 Geology/Soils**

The cumulative context for geology/soils, including paleontology, is more localized and site specific, and is not typically considered a cumulative issue. Individual projects not only in the City of Beaumont, but in other nearby cities and the County all have to comply with the same level of design and study considerations to ensure structures are safe from a geotechnical standpoint. For instance, development within the City limits or properties and developments annexed into the City would be required to comply with the building design standards of the CBC Chapter 33 for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity. Additionally, goals, policies and implementation in the Beaumont 2040 Plan will also ensure that adverse effects caused by seismic

and geologic hazards are minimized by limiting the densities and intensity of uses in this area. Thus, compliance with CBC regulations and Beaumont 2040 Plan goals, policies, and implementation actions will reduce impacts related to earthquake faults and seismic safety, landslide, lateral spread, subsidence, liquefaction, or collapse.

With implementation of the Beaumont 2040 Plan, soil erosion and/or the loss of topsoil would be likely to occur when soil is exposed during construction activities. Wind and water are the two main methods of erosion, and human activities that remove vegetation or otherwise disturb soil are the biggest influence to erosion potential. The degree to which erosion and topsoil loss occurs is limited by measures specifically incorporated during construction to reduce wind-blown dust and/or stormwater erosion, often called “best management practices” (BMPs) or erosion control plans.

The City and County are co-permittees to the Riverside County MS4 Permit issued by the Santa Ana River RWQCB. This permit places stormwater pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities within the Planning Area. As such, developments under County land use control and developments under the City’s land use control would require submittal of a SWPPP and a WQMP for review and approval by County/City staff prior to issuing building permits. The SWPPP describes the erosion and sediment control BMPs to be used during the construction phase and the WQMP describes the post-construction treatment methods for the expected pollutants of concern. Although implementation of the Beaumont 2040 Plan and revised Zoning Map will introduce development that will have the potential to cause erosion and loss of topsoil, compliance with the NPDES will reduce impacts.

Expansive soils can be widely dispersed and can occur in hillside areas, as well as low-lying alluvial basins thus, portions of the Planning Area may be subject to expansive soils. Although expansive soils are now routinely alleviated by following the CBC, problems related to past inadequate grading or site preparation practices constantly appear (Beaumont 2040 Plan, p. 9-11.) All development in the Planning Area is required to be compliant with the CBC Code in Title 24, as related to the construction of structures and facilities on expansive soils. Prior to any construction in areas on expansive soils, a geotechnical assessment of the site is required by a certified geologist. This report must make recommendations as to the stability of the site and the requirements for grading, site preparation, and building foundations.

The CBC approaches the issue of building on expansive soils in a project-by-project way. Geotechnical investigations by a licensed geotechnical professional are required with each project proposed in order to determine whether expansive soils exist and if so, whether the project is geotechnically feasible and what design considerations will be needed to construct. As a condition of approval, prior to the issuance of any grading permit, the City requires grading plans to satisfactorily address the geotechnical investigation’s recommendations. With implementation of the Beaumont 2040 Plan and revisions to the Zoning Map, new structures within the Planning Area may be proposed on expansive soils; however, the degree of risk to life or property from the effects of expansive soils is considered **less than significant** with through compliance with existing regulations and goals, policies, and implementation contained in the Beaumont 2040 Plan; no mitigation is necessary.

The City currently estimates 161 parcels are served by individual septic tank systems for wastewater disposal directly into the ground. Because of varying soil characteristics and depths to groundwater throughout the Planning Area, some areas may have moderate to severe limitations on the use of septic tanks or alternative wastewater disposal systems. To the extent the Beaumont 2040 Plan accommodates development in such areas, there is the potential for effects to soils that cannot adequately support the

use of septic tanks or alternative wastewater disposal systems. All septic-using development within the Planning Area has to comply with the provisions of the CBC (CCR Title 24, Part 2), Chapters 18, which address soils and foundations; and Chapters 16 and 17, which address structural design, structural test and inspections. The provisions of Chapter 18 apply to all building and foundation systems. All construction, including that of septic tanks is required to have an appropriate geotechnical investigation conducted pursuant to CBC standards. Such investigation includes an assessment as to whether or not the site's soils are suitable for onsite wastewater disposal system. Pursuant to CBC, no development utilizing onsite septic disposal shall be approved unless the geotechnical study for the site determines that onsite soil conditions are suitable for septic disposal. Developments proposing septic systems must also comply with the RWQCB Basin Plan and the Riverside County Department of Environmental Health's Technical Guidance Manual. The City allows for certain types of subdivisions (Schedule B, C, and D Subdivisions) (BMC 16.40.060(D) and 16.40.070(D)) the opportunity to prove soil conditions are appropriate for on-site septic tanks if the site cannot connect to the City's sewer system.

If connection to the City sewer system is not possible, City and State regulations establish criteria that must be met to determine feasibility of using an on-site septic tank system. Therefore, where sewers are not available for the disposal of wastewater within the Planning Area, there are methods in place to ensure adequate support of septic systems. Compliance with existing regulations and Beaumont 2040 Plan goals, policies, and implementation, will be required for future development under the General Plan. It is also assumed that these same regulations are being applied to other cities and the County as individual development projects are proposed.

A variety of ground-disturbing activities such as mass grading, excavation, trenching, and auguring are expected to occur during future project developments under the Beaumont 2040 Plan which have the potential to damage or destroy paleontological resources. These same activities would be expected region-wide as well.

Paleontological resources are protected under Federal, State, regional, and local regulations as described in Section 5.6.2 – Related Regulations that would prevent adverse impacts to paleontological resources with implementation of the Beaumont 2040 Plan. Specifically, Beaumont 2040 Plan policy 8.11.4 requires development to avoid paleontological resources, whenever possible. If complete avoidance is not possible Policy 8.11.4 requires development to minimize and fully mitigate impacts to paleontological resources. Since future development project will be subject to subsequent CEQA review, and since other area development has the same level of protective measures they must also adhere to from state and federal regulations, this would not create a cumulative considerable impact.

Therefore, compliance with local, state and federal regulations, impacts to geology/soils including paleontology would not be considered cumulative considerable.

### **7.1.8 Greenhouse Gas Emissions**

As discussed in Section 5.7.2, GHG emissions are inherently a cumulative impact. While the analysis outlined in Section 5.7 is focused on the Beaumont 2040 Plan, and is specific to the Project, it is also considered cumulative because it is only as a contribution to a cumulative effect that the Project-specific GHG emissions have environmental consequences. Therefore, the GHG analysis includes the analysis of both the project and cumulative impacts. As outlined in Section 5.7, the estimated GHG emissions per service population in 2030 and 2040 are higher than the identified thresholds of significance. MM GHG 1 would ensure that the City is tracking and monitoring the City's GHG emissions in order to achieve long-term GHG reductions consistent with statewide goal. However, at this time, there is no plan that

incorporates the Beaumont 2040 Plan that achieves long-term GHG reduction goals. Therefore, the GHG impacts are cumulatively considerable.

### **7.1.9 Hazards**

The cumulative setting for Hazards is typically an effect limited to a specific area and is not typically widespread into other areas of the Region; impacts from Hazards would be primarily related to future development within the City of Beaumont. As development increases through the buildout of the General Plan, exposure to hazards can increase. This new development will result in increased transport, use, storage, and disposal of hazardous materials in the Planning Area as well as create an increase in the upset and/or accident conditions involving the release of hazardous materials into the environment. The public could also be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. Of particular concern are facilities with leaking underground storage tanks or other methods of storage that could accidentally leak or be released into the soil, groundwater, surface water, or air. The transport, storage, use, and disposal of hazardous materials and wastes is extensively regulated by federal, state, and local policies as discussed in Section 5.8.2 of this Draft PEIR, above, which provides a high level of protection to the public. Beaumont will continue to enforce disclosure laws that require users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport and to notify the appropriate city, county, state, and federal agencies in the event of a violation. By recognizing these hazards and ensuring that an educated public is able to work with City officials to minimize risks associated with hazardous materials, the City can maintain safe conditions throughout the Planning Area. Facilities developed consistent with the Beaumont 2040 Plan that will use hazardous materials will be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases and protect public health.

The Riverside County Department of Environmental Health (DEH) is the CUPA for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, of which the Planning Area is a part. Riverside County DEH implements the hazardous materials business plans that include an inventory of hazardous materials used, handled, or stored at any business in the Planning Area. DEH is also responsible for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, aboveground storage tanks, and stationary sources handling regulated substances.

In addition, to the numerous federal, state, and local regulations, the Beaumont 2040 Plan incorporates policies and implementation actions to minimize the risk associated with the use and transport of hazardous materials in the Planning Area.

To address potential accidental exposure of individuals as a consequence of unknown existing environmental contaminants, Beaumont 2040 Plan Policy 9.11.2 requires an assessment of hazardous materials as part of environmental review. Individual developments may be required to prepare site-specific Phase I Environmental Assessments and supplemental environmental reviews, if applicable, to determine if there are any unknown site-specific sources of hazardous materials or wastes. In particular, site-specific assessments will be useful to identify potentially contaminated soils that may be encountered during grading and excavation or improperly or unrecorded abandoned wells. Additionally, these studies may identify asbestos containing materials, lead residue from paints, polychlorinated biphenyl (PCB) residue from transformers, and other hazardous materials which may be identified in existing buildings proposed for demolition or modification.

Compliance with and enforcement of existing laws and regulations concerning the upset and/or accidental release of hazardous materials into the environment, supported by Beaumont 2040 Plan Policies will prevent cumulatively considerable impacts from occurring.

Future land uses consistent with the Beaumont 2040 Plan could include commercial uses within one-quarter mile of existing and new schools. However, Beaumont 2040 Plan Policy 9.11.5 prohibits the placement of new facilities involved with the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses, which includes schools. Additionally, the California Department of Education establishes standards for school sites pursuant to Education Code Section 17251 and adopts school site regulations, which are contained in the California Code of Regulations, Title 5, commencing with Section 14001. The regulations define certain health and safety requirements for school site selection, including a potential school site's proximity to airports, high-voltage power transmission lines, railroads, and major roadways. Regulations regarding the placement of schools also restrict the presence of toxic and hazardous substances and hazardous facilities and hazardous air emissions within one-quarter mile of a proposed school site. Further, Education Code Section 17213 requires the written findings of the environmental impact report or negative declaration prepared for a proposed school site to include a statement verifying that the site is not currently or was not formerly a hazardous, acutely hazardous substance release, or solid waste disposal site or, if so, that the wastes have been removed.

The DTSC's School Property Evaluation and Cleanup Division is responsible for assessing, investigating, and cleaning up proposed school sites. The division ensures that proposed school sites are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school. All proposed school sites that will receive state funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under the DTSC's oversight.

CEQA Guidelines Section 15186, School Facilities, requires that school projects, as well as projects proposed to be located near schools, examine potential health impacts resulting from exposure to hazardous materials, wastes, and substances. Furthermore, permitting requirements for individual hazardous material handlers or emitters, including enforcement of Public Resources Code Section 21151.4, would require evaluation and notification where potential hazardous materials handling and emissions could occur in proximity to existing schools.

There would not be any cumulative impacts associated with known contaminated sites in the City, as these have both been recitified with regulators, as discussed in Section 5.8. Additionally, there are no airports in or near the City to cause cumulative impacts and the evacuation routes from the General Plan will assist the overall region with access to emergency routes that could affect neighboring communities as well as the City of Beaumont. Lastly, compliance with General Plan policies along with other local, state and federal requirements related to future development and wildland fire risk will reduce any cumulative impacts.

No cumulatively considerable impacts related to Hazards has been identified related to the implementation of the Project.

### **7.1.10 Hydrology/Water Quality**

Hydrology and Water Quality cumulative setting is related to the watershed that the City is located within. Watersheds do not follow jurisdictional boundaries, so the inherent discussion of impacts to hydrology

and water quality are already on a cumulative level. Implementation of the General Plan and Zoning updates have the potential to cause violations of water quality standards, decrease groundwater, alter drainage patterns to affect runoff which could cause erosion, flooding, or exceed planned facilities, put development at risk from tsunamis or seiches, or conflict with the groundwater management plan. However, as detailed in Section 5.9 of this Draft PEIR, there are numerous local, state and federal regulations that affect all projects and jurisdictions to prevent hydrology and water quality impacts from development. Additionally, there are numerous General Plan policies outlined in Section 5.9 which are aimed at reducing potential impacts to hydrology and water quality. With adherence to all the existing regulations as well as the General Plan policies proposed, impacts associated with hydrology and water quality are not considered cumulatively considerable.

### **7.1.11 Land Use and Planning**

The cumulative setting for land use and planning in the Planning Area and the adjacent unincorporated County areas, the City of San Jacinto, and the City of Banning. Cumulative land use impacts would result if implementation of the Beaumont 2040 Plan would divide an established community or if growth resulting from the Beaumont 2040 Plan would conflict with land use plans and/or policies, or state planning initiatives.

The Beaumont 2040 Plan would replace the City's 2007 General Plan. The revised Zoning Ordinance and Zoning Map will modify certain regulations governing land use and development in the City. The Beaumont 2040 Plan does not propose to modify or revised any of the 17 existing specific plans within the Planning Area (see **Figure 5.10-2**) and as such will not conflict with those local plans.

Regarding regional plans, as discussed in Section 5.4 – Biological Resources, the Beaumont 2040 Plan is consistent with the MSHCP. As discussed in Section 6, the Beaumont 2040 Plan is consistent with the 2016 SCAG RTP/SCS. Because the Beaumont 2040 Plan would be consistent with and/or supplement adopted plans and regulations governing land use and development in the region, it would not make a considerable contribution to cumulative impacts.

The Beaumont 2040 Plan is also consistent with state planning initiatives, such as SB 1000, SB 743 and the Complete Streets Act. Although implementation of the Beaumont 2040 Plan would result in vehicle miles traveled (VMT) per service population that is 25 percent higher than the threshold of significance established by the City, the Planning Area will result in lower VMT per service population than most areas within Riverside County. Additionally, Beaumont 2040 Plan Mobility Element would implement the Complete Streets Act by providing a comprehensive multi-modal system with enhanced connectivity, safety, and comfort for all modes of transportation. As the Beaumont 2040 Plan is consistent with state planning initiatives, the proposed Project's impacts to land use and planning would not be cumulatively considerable.

### **7.1.12 Mineral Resources**

The cumulative setting for mineral resources is within the Planning Area since mineral resources are site specific. The City has no known or identified mineral resources of regional or statewide importance. The Planning Area does not contain any "locally important mineral resource recovery sites." Although the current Zoning Ordinance has a Mineral Resources Overlay Zone (Section 17.03.160, neither the City's 2007 General Plan, existing Zoning Map, or any specific plan within the Planning Area identifies a locally-important mineral resource recovery site. Development pursuant to the Beaumont 2040 Plan, Revised Zoning Ordinance, and Revised Zoning Map will not restrict access to mineral resources outside of the Planning Area. Therefore, the potential for adoption and implementation of the Beaumont 2040 Plan and

Revised Zoning Map to result in the loss of availability of a known mineral resource that would be of value to the region and residents of the State and for this reason is not considered to be cumulatively considerable.

### 7.1.13 Noise

The study area for the assessment of cumulative noise impacts is the Planning Area and neighboring jurisdictions as shown on **Figure 5.12-3 – Future Noise Contours**. Noise impacts were assessed by determining whether implementation of the proposed Project (i.e. buildout of the Beaumont 2040 Plan per the Zoning Map and compliance with the revised Zoning Ordinance) would expose persons to noise levels that would conflict with thresholds established by the City or changes in traffic noise levels that would exceed the Federal Transit Administration (FTA) recommendations in **Table 5.12-G – Significance of Changes in Operational Roadway Noise Exposure**.

Development of private and public works projects per the Beaumont 2040 Plan could result in a temporary cumulative noise impact from construction, if the simultaneous construction of multiple projects in close proximity to each other were to occur. However, through compliance with BMC Section 9.02.11(F) and Beaumont 2040 Plan Noise Element Implementation actions N2, N7, N8, and N9, cumulative noise impacts resulting from new construction would be less than significant.

Permanent cumulative noise impacts could result from traffic generated at buildout of the Beaumont 2040 Plan where roadway segments are adjacent to existing noise-sensitive land uses. Beaumont 2040 Plan Policies 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.8, 10.2.1, 10.2.2, 10.2.3, 10.2.4, 10.2.5, 10.2.6, and 10.2.7 and Implementation actions N2, N3, N5, and N10 would ensure that noise impacts, including traffic noise, are considered as individual development projects and transportation improvements are proposed; and, if necessary, appropriate, site-specific noise attenuation techniques are incorporated into future development and transportation project designs. Future traffic noise may also be attenuated through the use of traffic calming measures (Policy 10.2.5), sound reducing paving materials (Policy 10.2.6), and the use of sound barriers. Noise impacts to sensitive receptors along I-10, SR-60, and SR-70 may be reduced by working with Caltrans and the Federal Highway Administration per Policy 10.2.1. Although noise levels at existing sensitive receptors would be reduced to the degree feasible, the analysis in Section 5.12 indicates noise levels from future traffic could still exceed FTA recommendations on certain roadways and freeway segments within the Planning Area as shown in **Table 5.12-H – Comparison of Calculated existing (2018) and Future 2040 Noise Levels along Major Roadways and Railways**. Therefore, the proposed Project's noise impacts are cumulatively considerable.

### 7.1.14 Population/Housing

The geographic context for population/housing cumulative analysis is the Planning Area and the surrounding cities and County lands. Cumulative impacts in the context of population, housing, and employment are analyzed in terms of consistency with SCAG growth assumptions for the WRCOG subregion. Buildout of the Beaumont 2040 Plan would contribute to regional growth with respect to population, housing, and employment. SCAG projects the WRCOG Subregion's housing will reach 1,054,300 dwelling units by 2040, with a resultant population of approximately 3,183,700 persons. This would represent a growth rate of approximately 29.5 percent over the WRCOG Subregion's 2012 population estimate of 2,245,100 persons. At buildout (2040), the Beaumont 2040 Plan would result in a population of approximately 131,949 persons, which would comprise approximately 5.9 percent of the WRCOG Subregion's forecast population (2,245,100 persons). Implementation of the Beaumont 2040 Plan would not significantly alter the subregional or regional growth rates projected by SCAG, as concluded above. The City's growth levels would remain generally consistent with SCAG's forecast for

2040. Further, proposed policies and implementation actions are designed to best manage and accommodate the City's growth. The physical environmental effects of the city's growth on the region are evaluated in the technical resource chapters of this Draft PEIR.

Thus, implementation of the Beaumont 2040 Plan would adequately meet the housing needs of the anticipated population growth within the City update's so contribution to the potential for cumulative inducement of population growth would not be cumulatively considerable.

Additionally, the City's jobs to housing ratio at buildout of the Beaumont 2040 Plan would be improved over existing conditions; refer to Section 5.13 – Population/Housing. Further, the Beaumont 2040 Plan would not displace people or housing within the Planning Area so the regional effects of the forecast growth would not result in a considerable contribution. Therefore, implementation of the Beaumont 2040 Plan would not result in cumulatively considerable population, housing, and employment impacts.

### **7.1.15 Public Services**

Buildout per the Beaumont 2040 Plan would increase the demand for fire protection, police protection, schools, and library facilities due to additional population and new non-residential development. Each of these services are discussed separately

#### **Fire Protection**

Fire protection services in the City are provided under contract with the Riverside County Fire Department (RCFD) and CAL FIRE, who also serves the SOI area. Even though RCFD and CAL FIRE are regional service providers, because the City contracts for these services the cumulative setting for fire protection is the City. As discussed in Section 5.14 – Public Services, buildout of the Beaumont 2040 Plan would result in the need for an additional 26 fire stations to serve the Planning Area. Implementation of Beaumont 2040 Plan Goals 3.2, 5.8, 9.3, 9.5, 9.6; Policies 5.8.1, 5.8.2, 5.8.3, 5.8.4, 5.8.5, 7.1.3, 9.3.1, 9.3.2, 9.3.4, 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.6.1, 9.6.2, 9.6.4; and Implementation LUCD13, S12, S13, S14, S15, S16, combined with subsequent project-level CEQA of future facilities, along with compliance with the California Fire Code, would ensure that cumulative environmental impacts associated with the continued provision of fire protection services would be less than cumulatively considerable.

#### **Police Protection**

Since Beaumont operates its own police department, the cumulative setting for police protection is the City. As discussed in Section 5.14 – Public Services, at buildout of the Beaumont 2040 Plan approximately 131 sworn officers would be needed to serve the Planning Area. Additional equipment, facilities, and personnel would also be required to meet the City's performance objectives for law enforcement services. Implementation of Beaumont 2040 Plan Goals 3.2, 4.3, 5.8, 7.1, 9.1, and 11.11; Policies 3.2.3, 3.9.4, 4.3.1, 4.3.2, 5.8.1, 5.8.3, 5.8.4, 5.8.5, 7.1.3, 9.1.1, 9.1.2, 9.1.3, 9.1.4; and Implementation actions LUCD6, S1, S2, S3, and S5, combined with subsequent project-level CEQA review and payment of DIFs for future projects and facilities, would ensure that cumulative environmental impacts associated with the continued provision of police services would be less than cumulatively considerable.

#### **Schools**

The cumulative setting for schools is the Beaumont Unified School District (BUSD). As discussed in Section 5.14, implementation of the Beaumont 2040 Plan update as well as development throughout the BUS is expected to result in population growth that would increase student enrollment in BUSD. The BUSD's 2019 School Facility Needs Analysis identifies that BUSD can expect an additional 29,285

residential units through calendar year 2040 and BUSD will need to construct at least one elementary school, one middle school and one high school to accommodate anticipated development over the next 20 years. Current state law indicates that the environmental impact of new development on school facilities is considered fully mitigated through the payment of required development impact fees. All new development proposed and approved, including any future development allowed by the Beaumont 2040 Plan, would be required to pay applicable development impact fees. Additionally, Beaumont 2040 Plan Policy 7.10.1, will bring the City and BUSD together to anticipate and adjust for fluctuating school enrollment and potential impacts on existing schools. Therefore, cumulative impacts on school facilities are considered less than cumulatively considerable.

### **Libraries**

As discussed in Section 5.14, the Beaumont Library is owned and operated by the Beaumont Library District. Thus, the cumulative setting for library services is the boundaries of the BLD, which includes. The City, unincorporated Cherry Valley, part of the City of Banning, and unincorporated areas of Riverside County. The population increase and new development and redevelopment anticipated with implementation of the Beaumont 2040 Plan and new development within other areas of the BLD, will place additional demands on library facilities and services. The BLD is funded by property taxes, contributions from individuals, and foundations. As the population of the City of Beaumont continues to grow, the BLD services will continue to be impacted until adequate facilities are provided. However, the development proposed by the Beaumont 2040 Plan will result in the development of vacant properties and the redevelopment underutilized land, which in turn will increase property tax revenue to the BLD. Further, future discretionary development projects are required to conduct project-level CEQA analysis and identify appropriate mitigation measures, as feasible. Therefore, cumulative impacts on library facilities are considered less than cumulatively considerable.

### **7.1.16 Recreation**

The cumulative setting for recreational impacts is typically limited to the jurisdiction since its up to provide parks to it's community. However, if a community does not provide for adequate recreational uses, residents may us recreational facilities in neighboring communities which could lead to accelerated deterioration of said facilities. Based on the anticipated Beaumont 2040 Plan buildout population of 131,940, which results in an increase of approximately 82,699 persons,<sup>1</sup> a total of 415 new acres of parkland<sup>2</sup> will be is needed to comply with the City's park standard of five acres per 1,000 persons. Based on the number of open space and park acres shown in **Table 5.15-B**, the adoption of the Revised Zoning Ordinance making parks a permitted use in all of City's residential zoning districts. and compliance with Chapter 3.34 of the Beaumont Municipal Code and applicable Beaumont 2040 Plan goals, policies and implementation, impacts regarding maintaining acceptable service ratios and performance standards for park and recreation facilities will not result in cumulatively considerable imapcts related to recreation.

### **7.1.17 Transportation/Traffic**

The transportation analysis in this PEIR addresses cumulative impacts to the regional transportation system. The Riverside Traffic Analysis Model (RIVTAM) was used to develop forecasts for the Beaumont 2040 Plan (TIA, p. 18). The RIVTAM model already assumes a level of growth for other nearby

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<sup>1</sup> Buildout population determined based on 40,848 residential units in the Planning Area multiplied by 3.23 persons per dwelling unit equals 131,940 persons, minus the existing population of 49,241 equals a population increase of 82,699 persons.

<sup>2</sup> 82.699 persons multiplied by 5 acres of parkland per 1,000 persons equals 415 acres.

jurisdictions based on all reasonably foreseeable and probable future projects in the region and population/employment projections. In sum, all scenarios studied in the Traffic Impact Analysis (TIA) for this PEIR are considered cumulative by nature because anticipated land use forecasts for other areas are already included in the traffic model.

As outlined in Section 5.16, regional population and employment growth is anticipated to result in vehicle miles traveled (VMT) that would exceed the City's adopted threshold of significance of a three percent increase over existing conditions. This represents a significant cumulative impact. While the Beaumont 2040 Plan includes various policies to reduce vehicle miles traveled and promote multi-modal transportation system, the California Air Pollution Control Officers Association (CAPCOA) identifies the maximum achievable VMT reduction with transportation demand management (TDM) measures to be 10 percent in a suburban setting. Given that the Beaumont 2040 Plan buildout is estimated to generate VMT per service population that is approximately 25 percent higher than the threshold of significance, TDM measures would likely not reduce VMT per service population to a level below the City's threshold of significance. Therefore, the Beaumont 2040 Plan would result in a cumulatively considerable contribution to this significant impact.

### **7.1.18 Tribal Cultural Resources**

The cumulative setting for Tribal Cultural Resources is considered to be areas of each individual Tribe and their recognized area of ancestral territories. As outlined in Section 5.17, of the 41 Tribes that were sent tribal consultation letters under AB52, only the Agua Caliente Band of Cahuilla Indians and the San Manuel Band of Mission Indians requested consultation with the City. The City consulted with these tribes and the tribal concerns raised during the consultation process are addressed in the Beaumont 2040 Plan Open Space and Conservation Element. No cumulatively considerable impacts resulted from these consultations.

### **7.1.19 Utilities**

The cumulative setting for utilities depends on the service being considered; some of these services are affecting not just the City of Beaumont. As regional growth occurs, along with the growth from the implementation of the General Plan, demand will increase for water, wastewater, electrical, natural gas, telecommunications and solid waste services. Service providers for each of these utilities will need to monitor their level of service and funding sources in order to provide the service for the anticipated growth. The proposed Beaumont 2040 Plan and revised Zoning Map/Zoning Code do not include specific development applications; therefore, the environmental effect of future construction, relocation, or expansion of utilities and service systems is unknown. Because this is a first-tier, program EIR, CEQA analysis of specific facilities may be properly deferred until plans for such facilities are developed. Since detailed plans are not developed, mitigation for any such facilities would be speculative at the programmatic level of analysis. Nevertheless, the proposed Project includes policies and programs that will minimize the environmental effects of the development of such facilities, as described herein. Additionally, the City will comply with existing local and state regulations governing solid waste generation and reduction measures. Through implementation of existing regulations listed in Section 5.18.2 and the proposed Beaumont 2040 Plan policies listed in Section 5.18.3, the cumulative impacts associated with providing utilities to support the implementation of the Project is not cumulatively considerable.

### **7.1.20 Energy**

Energy use can also be considered a cumulative impact as everyone that uses energy to live, work and transport themselves, regardless of which community is an energy consumer. When evaluating the

cumulative impact of a project like a General Plan, the overall increase and planned growth envisioned in the General Plan will create the need for more energy resources not only in the City, but region wide as well. As outlined in Section 5.19, potential impacts related to energy consumption from future development under the Beaumont 2040 Plan were evaluated. Construction that could occur with future development under the Beaumont 2040 Plan would result in a temporary increase in fuel consumption. However, it is anticipated that fuel would not typically be consumed in a wasteful manner during construction of individual projects under the Beaumont 2040 Plan, as it is in the interest of construction contractors to meet project schedules and minimize costs in addition to advances in technology and fuel economy. Through the policies and programs of the Beaumont 2040 Plan and required regulatory compliance (including, but not limited to energy efficiency, renewable energy requirements, and fuel economy increases), electricity, natural gas, and transportation-related energy consumption in the City would be reduced to the extent feasible. Therefore, the potential for cumulative impacts related to energy would not be cumulatively considerable.

### **7.1.21 Wildfire**

The cumulative setting for wildfire risk is region wide. A fire that breaks out in a nearby community can easily spread to another community. Therefore wildfire risk is inherently a cumulative impact. As discussed in Section 5.20, the City of Beaumont does contain state-designated zones of elevated risk from wildfire given the open spaces areas located within the City and its Sphere of Influence. Proximity to the San Bernardino and San Jacinto Mountains also puts the city at risk. As outlined in Section 5.20.2 there are numerous regulations in place to require jurisdictions to evaluate their risks and plan for them. Additionally, as outlined in Section 5.20.3 there are numerous Beaumont 2040 Plan policies that address wildfire risk and attempt to ensure future development is sensitive to this risk. Therefore based on compliance with existing regulations and the proposed Beaumont 2010 Plan policies, implementation of the proposed Project would not create a cumulatively considerable impact related to wildfire.

## **7.2 Significant and Unavoidable Adverse Impacts**

This topic is intended to address any significant impacts that cannot be mitigated to below a level of significance (State CEQA Guidelines, Section 15126.2). As discussed in detail throughout Section 5 and Section 6 of this Draft PEIR, implementation of the Beaumont 2040 Plan would not result in any Project-specific or cumulatively significant unavoidable adverse impacts related to aesthetics, agriculture and firestry resources, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire.

Significant, unavoidable adverse impacts were identified for air quality (Section 5.1), greenhouse gas emissions (Section 5.7), noise (Section 5.12), and transportation (Section 5.17). These impacts are described and discussed in further detail in each of their respective sections. Despite these unavoidable effects, a comprehensive update to the City's General Plan is still proposed because the adopted General Plan is based on outdated information. Additional reasons for supporting a comprehensive update to the City's General Plan, including project objectives, are provided in Section 3.0 – Project Description. The following is a summary of the significant and unavoidable impacts that would result from the proposed Project.

- Air Quality: Exposure of sensitive receptors to substantial pollutant concentrations and result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment (project-specific and cumulative)

- Greenhouse Gas Emissions: Greenhouse gas emissions that exceed established thresholds (project-specific and cumulative).
- Noise: Generation of traffic noise that would exceed the Federal Transit Administration (RTA) significance thresholds (project-specific and cumulative impact)
- Transportation: VMT that exceeds the City's established threshold of significance (project-specific and cumulative).

All other significant impacts identified in Section 5.0 – Environmental Analysis, of this Draft PEIR can be reduced to below a level of significance with implementation of Beaumont 2040 Plan goals, policies, implementation actions, compliance with existing regulations, and/or mitigation measures identified in this Draft PEIR.

### 7.3 Growth Inducing Impacts

According to State *CEQA Guidelines* Section 15126.2(d), a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria:

- a project would remove obstacles to population growth;
- increases in the population may tax existing community service facilities, causing significant environmental effects; or
- a project would encourage and facilitate other activities that could significantly affect the environment.

The Project is intended to plan for future development and increase growth for the City; that is the intent of a General Plan. The Land Use Plan (**Figure 3-4**) outlines the future development patterns for the next 20 years. A major change from the previous 2007 General Plan is the density of residential development which is now being proposed to be increased by the Project. Responding to new state mandates to create additional housing units throughout California requires local jurisdictions to look at their existing land uses and plan for ways to increase densities or create additional residential land uses from previously non-residential land uses. All the while, jurisdictions also need to consider tax revenue and create enough space for tax-generating businesses such as commercial, industrial and manufacturing.

Based on the General Plan, the City will increase its population to 131,949, which is an 18.9% increase above the previous General Plan projections. The development scenario outlined on **Figure 3-4 – Land Use Plan** will create 40,844 dwelling units and 33,075,597 square feet of non-residential land uses over the projected 20-year planning horizon of the General Plan in the Planning Area. These units and square footage represent a 13.1 percent increase in households and a 22.2 percent increase in employment from previous projections in 2007 General Plan. The overall growth rate for the 20 year planning horizon is 0.9 percent per year.

The Pass Area cities and County areas are also experience similar growth patterns and pressure to develop new housing units. The growth inducement experienced by the city of Beaumont is not unique or significantly higher than other areas.

## 7.4 Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(d) requires a discussion of any significant irreversible environmental changes that would occur as a result of the project. Specifically, Section 1512.6(d) states:

*Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal of nonuse thereafter unlikely. Primary impact, and particularly, secondary impacts...generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.*

Development that would occur consistent with the General Plan will result in consumption of non-renewable energy resources which will have an irreversible effect on such resources. Focusing development on areas that are already developed in the city by increasing densities, will limit the amount of resources used for such development, but it is also reasonable to assume that currently vacant parcels would be converted to development and reverting back to less urban or open space is highly unlikely.

Resources expected to be used as a result of the Project include lumber, sand, gravel, concrete, asphalt, steel, copper, lead, other metals, petrochemicals and water. The long term commitment to the need for these resources, including increased energy will result in the degradation of air quality, water quality and biological systems.

## 7.5 References

County GPA County of Riverside, *General Plan Amendment No.960 EIR No.521 CAP (February 2015)*. (Accessed <https://planning.rctlma.org/General-Plan-Zoning/General-Plan/Riverside-County-General-Plan-2015/General-Plan-Amendment-No960-EIR-No521-CAP-February-2015> accessed August 30, 2020.)