



Staff Report

TO: City Council
FROM: Carole Kendrick, Planning Manager
DATE: January 17, 2023
SUBJECT: California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Review for the Second Street Extension Project

Description: Environmental review of a Capital Improvement Project (CIP) R-12 to extend Second Street from the westerly boundary of the Home Depot shopping center to the proposed intersection at Pennsylvania Avenue.

Background and Analysis:

The City of Beaumont has determined that the proposed Second Street Extension Project (Project), and the required discretionary actions of the City Council for the Project, require compliance with the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study and Mitigated Negative Declaration (IS/MND) addresses the direct, indirect, and cumulative environmental effects associated with the proposed Project.

This IS/MND has been prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code Section 21000 *et seq.*); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970 ("CEQA Guidelines"), as amended (CCR, Title 14, Chapter 3, Section 15000 *et seq.*); and applicable requirements of the Lead Agency, the City of Beaumont.

This IS/MND has determined that the proposed Project would result in potentially significant environmental impacts; however, mitigation measures are proposed that would reduce any potentially significant impact to less than significance levels. As such, an IS/MND is deemed as the appropriate document to provide the necessary environmental review and clearance.

The City of Beaumont plans to alleviate traffic congestion on First Street between Highland Springs and Pennsylvania Avenue by extending Second Street from the westerly boundary of the Home Depot shopping center to the proposed intersection at Pennsylvania Avenue. The improvements include widening and extending Second

Street approximately 2,525 feet from the current terminus at the westerly boundary of First Street Self and RV Storage, to Pennsylvania Avenue. The Project site is relatively flat with elevations ranging from 2,576 feet to 2,593 feet above mean sea level (AMSL).

This Project also entails widening Second Street approximately 862 lineal feet and extending it lineal 1,663 feet from its current terminus to the westerly boundary of the Home Depot shopping center. The Project will require construction of a new storm drain facility and may require improvements to existing drainage. The total potential disturbed Project site area is approximately 5.08 acres. The site is bounded by commercial uses on the east end and to southeast and by vacant land on the north, west, and southwest. The General Plan land use and zoning designations of the adjacent land uses are General Commercial and Community Commercial with a Transit Oriented Development (TOD) Overlay.

Second Street is classified as a major roadway in the City's General Plan Mobility Element. The proposed project will build within the existing right-of-way for a major roadway; however, this project will be an interim improvement built to secondary roadway standards. The proposed road cross section allows the south half to meet the curb alignment for a Major (38') while the north half will need to be widened in the future (at developer's expense to complete the Major section – this future improvement is not included as part of the proposed project. The interim condition is essentially a secondary road but shifted from centerline.

Environmental Documentation

An Environmental Analysis of this proposal was prepared by Matthew Fagan Consulting Services, Inc. to assess the potential impacts that this project would have and mitigation measures which are required to mitigate identified impacts to a level of insignificance, in accordance with the California Environmental Quality Act (CEQA). The areas that were covered within the analysis were:

Aesthetics, agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, land use/planning, population/housing, transportation/traffic, agriculture/forestry resources, cultural resources, tribal cultural resources, hazards/hazardous materials, hydrology and water quality, mineral resources, public services, utilities/service systems, geology/soils, noise, and recreation.

In general, the findings made in these areas found that the impacts would be either "less-than-significant" or "not an impact" to that particular area of study. Air quality is expected to improve because this extension will help alleviate traffic queuing at local railroad and freeway intersections.

Biological Resources

A multiple species habitat conservation plan (MSHCP) consistency analysis was prepared by Searl Biological Services on September 26, 2022, and a Determination of Biologically Equivalent or Superior Preservation Report was prepared by Caskey Biological Consulting, LLC on November 28, 2022. In conjunction with this review and mitigation measures are proposed to be incorporated into the project to reduce impacts to a level of insignificance. The proposed mitigation measures include a pre-construction burrowing owl survey, that grading work shall be done outside the nesting periods for sensitive species of birds, environmental regulatory permitting and the requirement for a determination of a biologically equivalent or superior preservation (DBESP) be obtained in the event that impacts to riparian/riverine habitat cannot be avoided. The mitigation is shown as MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4 and MM BIO-5 on Pages 4-27 through 4-29 of Attachment A.

Cultural Resources

An archaeological report was prepared by CRM Tech on October 10, 2021, in conjunction with this review and mitigation measures are proposed to address the inadvertent discovery of cultural resources, treatment of tribal and non-tribal resources, and a measure to address if human remains are encountered, as shown as MM CUL-1, MM CUL-2, MM CUL-3 and MM CUL-4 on Pages 4-32 and 4-33 of Attachment A.

Geology and Soils

A geotechnical investigation was prepared by Sladden Engineering on August of 2020 in conjunction with this review and mitigation measures are proposed to implement a paleontological resource impact mitigation consistent with CEQA, as shown as MM GEO-1, MM GEO-2 and MM GEO-3 on Page 4-42 of Attachment A.

Public Communication

The draft initial study/mitigated negative declaration was circulated for a 30-day public review period from November 22, 2022, through December 21, 2022, and is included as Attachment A to this staff report. The project was advertised in the Press Enterprise on November 22, 2022, and the proof of publication is included as Attachment D to this staff report.

At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled City Council meeting will be provided at the time of the public hearing.

Fiscal Impact:

City staff time to prepare this staff report is approximately \$500.

Recommended Action:

Hold a public hearing; and,

Adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program for the Second Street Extension Project; and,

Direct staff to prepare a Notice of Determination to be filed with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Initial Study/Mitigated Negative Declaration without Appendices (available on request)
- B. Aerial Photograph
- C. General Plan Roadway Classification
- D. Proof of Publication

Incorporated herein by Reference:

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map