

# Beaumont Residential Project Tract Map 38926

CEQA Guidelines Section 15183  
Community Plan CEQA Streamlining Analysis

**Lead Agency:**

City of Beaumont  
Planning Department  
550 E. 6th Street  
Beaumont, CA 92223

**Project Applicant:**

Monte Vista Homes  
P.O. Box 9559  
Rancho Cucamonga, CA 91701

**CEQA Consultant:**

**E | P | D** SOLUTIONS, INC

3333 Michelson Drive, Suite 500  
Irvine, CA 92612

August 2025

*This page intentionally left blank.*

# 1. INTRODUCTION

## 1.1 OVERVIEW OF CEQA GUIDELINES SECTION 15183

This CEQA Streamlining analysis evaluates whether the potential environmental impacts of the Project are addressed in the Beaumont General Plan Update Program Environmental Impact Report (GPU PEIR) (State Clearinghouse [SCH] # 2018031022) pursuant to the California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Section 15183 (CEQA Streamlining Checklist).

As set forth in California Public Resources Code (PRC) Section 21083.3 and State CEQA Guidelines Section 15183:

- a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
- b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
  1. Are peculiar to the project or the parcel on which the project would be located,
  2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
  3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
  4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
- c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

In *Wal-Mart Stores, Inc. v. City of Turlock*, 138 Cal.App.4th 273 (2006), the court stated, “The foregoing construction of the terms “peculiar to” and “project-specific” promotes efficiency by reducing delay and needless paperwork and, therefore, is consistent with the purpose underlying the streamlined review of Guidelines section 15183.”

The court went on to state that “Applying these definitions, a physical change in the environment will be peculiar to the [Project] if that physical change belongs exclusively or especially to the [Project] or if it is characteristic of only the [Project].” For example, impacts related to archaeological resources are not peculiar to the proposed project, since archaeological impacts with mitigation are common with many development projects in the state.

Similarly in *Gilroy Citizens for Responsible Planning v. City of Gilroy*, 140 Cal.App.4th 911 (2006) the court found that because the project would have significant air quality impacts and because the General Plan EIR concluded the same, there was nothing peculiar about the project. There is nothing peculiar about a project with significant impacts if the EIR already analyzed and determined those projects to be significant.

Most recently, in *Lucas v. City of Pomona* (2023) the Court of Appeal held that “[b]ecause Guidelines section 15183 requires an agency to examine whether a project’s environmental effects were analyzed as

significant impacts in a prior EIR on a general plan or zoning action with which the project is consistent.... the substantial evidence standard applies.”

## 1.2 2040 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The City of Beaumont’s 2040 General Plan (2040 GP) was adopted and the GPU PEIR was certified in December 2020. The 2040 GP consists of the following eight elements that together meet State requirements for a general plan: Land Use and Community Design, Mobility, Economic Development and Fiscal, Health and Environmental Justice, Community Facilities and Infrastructure, Conservation and Open Space, Safety, and Noise.

The GPU PEIR evaluated the potential environmental effects from implementation of the 2040 GP, and development pursuant to the 2040 GP is subject to mitigation measures identified in the GPU PEIR and the requirements of the City’s Development Code. A project is consistent with the 2040 GP if the development density does not exceed what was contemplated and analyzed for the parcel(s) in the GPU PEIR and complies with the associated standards applicable to that development density as set forth in CEQA Guidelines Section 15183(i)(2). Development density standards can include the number of dwelling units per acre (du/ac), the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, size limitations, and use restrictions.

## 1.3 PROJECT OVERVIEW

The Project applicant proposes a parcel map subdivide the approximately 12.84-acre site into 49 numbered residential lots and four lettered lots. Additional improvements to the site would include sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. No offsite improvements are proposed as part of the Project. The Project requires approval of a Tentative Tract Map (TTM) from the City of Beaumont.

The Project site has a General Plan land use designation of Single Family Residential (SFR) and a zoning designation of Residential Single Family (R-SF). The SFR land use designation provides for single-family residential (attached or detached) at a maximum density of four du/ac. The proposed Project would result in a density of 3.88 du/ac. The Project is consistent with the land use and zoning designations for the site.

## 1.4 APPLICABILITY OF 15183

As set forth in CEQA Guidelines Section 15183(d), the Exemption applies to projects which meet the following conditions:

1. The project is consistent with:
  - a. A community plan adopted as part of a general plan;
  - b. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development; or
  - c. A general plan of a local agency; and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

Additionally, the Exemption applies only to the extent that all feasible mitigation measures identified in the applicable general plan are implemented by the public agency with jurisdiction to require such mitigation measures as set forth in CEQA Guidelines Section 15183(e).

The GPU PEIR analyzed the impacts of buildout of the 2040 GP. As discussed herein, the Project is consistent with the land use identified for the site in the 2040 GP. As described above, the Project site has a land use

designation of SFR which allows single-family residential units up to four du/ac. The proposed Project would subdivide the approximately 12.84-acre site into 49 residential lots, resulting in a density of 3.88 du/ac, which is within the assumptions and land use and growth projections of the 2040 GP. As such, the GPU PEIR adequately anticipated and analyzed the impacts of this Project, identified applicable mitigation measures necessary to reduce impacts of the Project, and the Project implements the applicable mitigation measures. The Project, therefore, qualifies for an exemption from additional environmental review as set forth in CEQA Guidelines Section 15183.

Specifically, the Project qualifies for the exemption because the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. The proposed Project would subdivide the site for 49 single-family residential lots, which is consistent with the uses analyzed in the GPU PEIR and allowed by the R-SF zoning designation.
2. There are no Project specific effects which are peculiar to the Project or its site. The Project site is similar to other properties in the area, including its land use designation and zoning. The Project site does not support any peculiar environmental features, and the Project would not result in any peculiar effects.
3. There are no significant impacts in which the GPU PEIR failed to analyze as significant effects. As explained further in the analysis below, the proposed Project impacts were adequately analyzed by the GPU PEIR. The GPU PEIR identified that the 2040 GP would have significant and unavoidable environmental effects related to air quality, greenhouse gas emissions, construction noise, vehicle miles traveled. The GPU PEIR also identified environmental impact areas for which mitigation measures are required to reduce potential environmental impacts to a less-than-significant level related to agriculture resources and biological resources. The GPU PEIR identified no impact or less than significant impacts related to aesthetics, forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, vibration, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, energy, and wildfire.
4. There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR failed to evaluate. The proposed Project is consistent with the density and land use characteristics of the development considered by the GPU PEIR and would represent a small part of the growth that was forecasted for build-out of the 2040 GP. The GPU PEIR considered the incremental impacts of the Project, and, as explained further in the Exemption below, no potentially significant off-site or cumulative impacts have been identified, which were not previously evaluated.
5. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR. As substantiated in the Exemption below, no new information has been identified, which would result in a determination of a more severe impact than what had been anticipated by the GPU PEIR.
6. The Project will undertake feasible mitigation measures specified in the GPU PEIR. As explained in the Exemption below, the Project will undertake feasible mitigation measures specified in the GPU PEIR through Project design, compliance with regulations and ordinances, the Project's conditions of approval, and City permit processing.

## 2. PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION AND SETTING

The Project site is located in the northeastern portion of the City of Beaumont within Riverside County. The 12.84-acre Project site consists of three parcels identified as Assessor’s Parcel Numbers (APNs) 408-080-004, -005, and -011. The Project site is bound by Norman Road and Beaumont city limits to the north, residential uses to the west, residential uses and an elementary school to the south, and Beaumont city limits followed by residential uses and undeveloped land to the east. Regional access to the site is provided via State Route (SR) 60 and Interstate (I) 10. Local access to the site is provided via Norman Road.

The Project site is vacant and undeveloped but heavily disturbed. Existing vegetation is limited to weeds and low grasses.

### 2.2 EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project site has a General Plan land use designation of Single Family Residential (SFR) and a zoning designation of Residential Single Family (R-SF). The SFR land use designation provides for single-family residential (attached or detached) at a maximum density of four dwelling units per acre (du/ac) and neighborhood commercial uses in specified locations with a maximum floor area ratio of 0.35. The R-SF zone is intended to protect established neighborhoods of one-family dwellings, to provide space in suitable locations for additional single-family residential development, and to allow for limited, appropriately located neighborhood supporting uses in specific locations.

### 2.3 SURROUNDING LAND USES

The surrounding land uses are described in Table 1 below.

**Table 1: Surrounding General Plan Land Use and Zoning Designations**

Direction	Surrounding Land Uses	General Plan Land Use	Zoning
North	Norman Road followed by a church	Single Family Residential (SFR) / Riverside County Land Use for Medium Density Residential	Residential Single Family (R-SF) / Riverside County Zoning for One Family Dwelling Zone (R-1)
East	Single-family residences and undeveloped land	Riverside County Land Use for Very Low Density Residential	Riverside County Zoning for Controlled Development Areas (W-2)
South	Single-family residences and an elementary school	Single Family Residential (SFR) and Public Facilities (PF)	Specific Plan
West	Single-family residences	Single Family Residential (SFR)	Specific Plan

Source: City of Beaumont, 2020a,b; County of Riverside, 2025.

### 2.4 PROJECT OVERVIEW

The Project applicant proposes a parcel map subdivide the approximately 12.84-acre site into 49 numbered residential lots and four lettered lots. Figure 2-1, *Tentative Tract Map*, illustrates the Project as proposed. The Project requires approval of a Tentative Tract Map (TTM) from the City of Beaumont.

### 2.5 PROJECT FEATURES

## Tentative Map Summary

The Project proposes the subdivision of the 12.84-acre site for development of 49 single-family residences. The proposed subdivision would result in a density of 3.88 du/ac. The minimum lot size would be 7,000 square feet (SF), the average lot size would be 7,811 SF, and the maximum lot size would be 9,883 SF. In addition to the 49 numbered residential lots, the Project proposes four lettered lots which would provide for a water quality basin, park areas, and a private driveway.

## Access and Circulation

Access to the Project site would be provided from a private 32-foot-wide driveway off Norman Road and a public 40-foot-wide off Norman Road. Two 40-foot-wide public internal streets are proposed (Street A, Street B) to provide circulation throughout the site. One 32-foot-wide private internal driveway (Lot D) is proposed along the western edge of the site to provide access to residences. Five-foot wide sidewalks would be installed along the proposed internal streets.

## Infrastructure Improvements

### *Gas and Electricity*

Natural gas would be provided by Southern California Gas Company (SoCalGas) and electricity would be provided by Southern California Edison (SCE). As part of site development, the Project would connect to the existing infrastructure in Norman Road.

### *Water*

Water services would be provided to the Project site by Beaumont Cherry Valley Water District. Upon ultimate development, new 8-inch onsite water lines would be installed to connect to the existing water mains in Norman Road and Starlight Avenue.

### *Sewer*

Sewer services would be provided to the Project site by the City of Beaumont. Upon ultimate development, new 8-inch onsite sewer lines would be installed to connect to the existing sewer mains in Norman Road and Starlight Avenue.

### *Drainage*

The proposed Project would install a new onsite detention basin and a storm drain network system to convey runoff to existing drainage facilities. Stormwater runoff would be collected by an at-grade gutter system and undergrounded by various catch basin inlets. The underground pipe network would convey the captured runoff into the proposed bioretention/detention basin located in the southwest portion of the site for treatment. Treated flows would then be conveyed towards a manhole located at the southwestern corner of the site prior to discharging into an existing 36-inch storm drain line in Starlight Avenue, southwest of the Project site.

## 2.6 PROJECT DESIGN FEATURE

The following Project Design Features (PDFs) are incorporated into the proposed Project's design. For tracking purposes, the PDFs will be included in the Project's environmental monitoring and reporting program as part of the construction requirements package, as listed below.

**PDF N-1: Construction Plans.** Consistent with the construction plans, heavy construction equipment such as large bulldozers, dump trucks, and vibratory rollers would not be operated within 15 feet of existing structures.

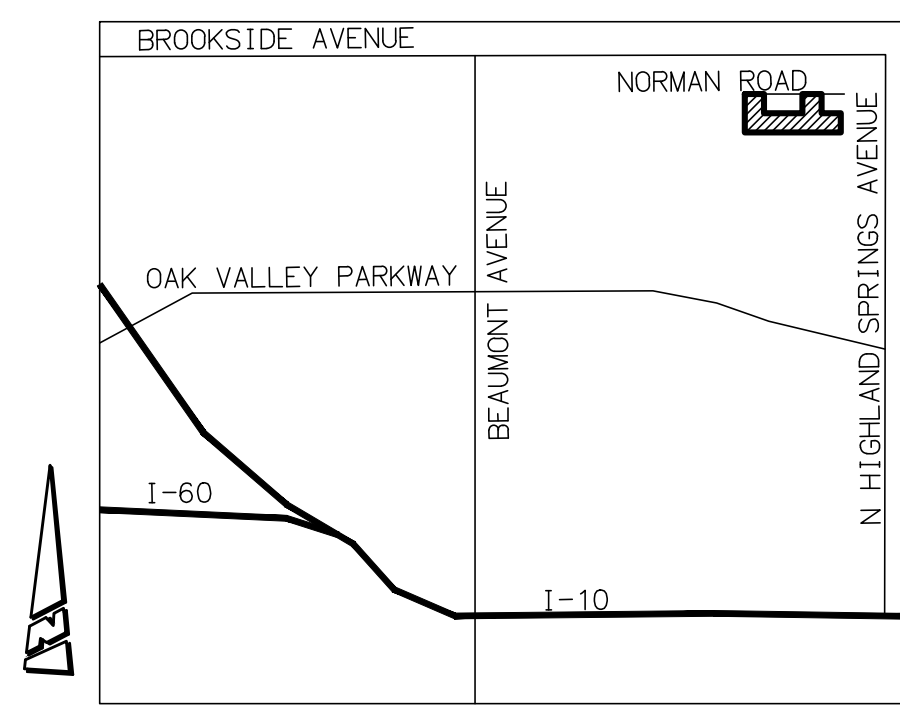
## 2.7 CONSTRUCTION SCENARIO

For CalEEMod modeling purposes, construction activities for the Project are anticipated to occur over approximately 17 months, beginning January 2026 and ending June 2027. Construction is anticipated to occur in the following stages: (1) site preparation and grading; (2) building construction; (3) paving; and (4) architectural coatings. Construction activities would be limited to the hours between 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May pursuant to the City's Municipal Code Section 9.02.110.

## 2.8 DISCRETIONARY ACTIONS

The following discretionary approvals from the City of Beaumont, as Lead Agency, are anticipated to be necessary for implementation of the proposed Project:

- Approval of Tentative Tract Map (TTM) 38926



**LEGAL DESCRIPTION**  
N.T.S.

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCEL 1 : (APN: PORTION OF 408-080-004)  
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 PARCEL 2: (APN: 408-080-005)  
 STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 53 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**OWNER/DEVELOPER**  
MONTE VISTA HOMES  
P.O. BOX 9559  
RANCHO CUCAMONGA, CA 91701  
PHONE: (909) 499-6995  
ATTN: BRIAN KING

**ENGINEER**  
PROACTIVE ENGINEERING  
200 S. MAIN ST., SUITE 300  
CORONA, CA 92882  
PHONE: (951) 280-3300  
ATTN: SCOTT GILBERT

**SOILS ENGINEER**  
SAMSON AND ASSOCIATES  
P.O. BOX 834  
SAN DIMAS CALIFORNIA 91773  
PHONE: (909) 522-7067  
PROJECT NO. 24-118-1nF

**PUBLIC UTILITY COMPANIES**

**SEWER:**  
CITY OF BEAUMONT  
550 E. 6TH STREET  
BEAUMONT, CA 92223  
PHONE: 1 (951) 769-8520

**GAS:**  
THE SOUTHERN CALIFORNIA GAS CO.  
196 E 3RD ST.  
POMONA, CA 91766  
PHONE: 1 (877)-238-0092

**WATER:**  
BEAUMONT CHERRY VALLEY WD  
560 MAGNOLIA AVENUE  
BEAUMONT, CA 92223  
PHONE: 1 (951) 845-9581

**CABLE:**  
SPECTRUM  
400 ATLANTIC ST., FL 10  
STAMFORD, CT 06901  
PHONE: 1 (855) 470-3572

**TELEPHONE:**  
FRONTIER COMMUNICATIONS  
401 MERRITT 7  
NORWALK, CT 06851  
PHONE: 1 (855) 237-5355

**ELECTRIC:**  
SOUTHERN CALIFORNIA EDISON  
2244 WALNUT GROVE AVENUE  
ROSEMEAD, CA 91770  
PHONE: 1 (800) 655-4555

**EXISTING**

**CURRENT LAND USE:**  
408-080-004 AGRICULTURAL/ VACANT SPACE  
408-080-005  
408-080-011

**CURRENT ZONING:**  
CITY ZONING: RESIDENTIAL SINGLE FAMILY  
PROPOSED ZONING: RESIDENTIAL SINGLE FAMILY  
FEMA FLOOD HAZARD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD  
FEMA FLOOD HAZARD PANEL: 06065C0805G

**PROPOSED**

NUMBER OF LOTS: 49 NUMBERED, 4 LETTERED  
 SITE ACREAGE: 12.84 AC  
 PROPOSED DENSITY: 3.88 DU/AC  
 RESIDENTIAL & STREET ACREAGE: 11.25 AC (89.2%)  
 DETENTION BASIN ACREAGE (LOT A): 0.67 AC (5.2%)  
 OTHER LETTERED LOT AREAS (LOTS B-E): 0.66 AC (5.1%)  
 LOT SIZES: 7,000 SF MIN  
 LOT DIMENSIONS: 55 FT X 132 FT

**LOT SIZES**

MINIMUM: 7,209 SqFt  
 AVERAGE: 7,811 SqFt  
 MAXIMUM: 9,883 SqFt  
 SEE TABLE ON SHEET 2 FOR COMPLETE LIST OF LOT AREAS

**BASIS OF BEARING**

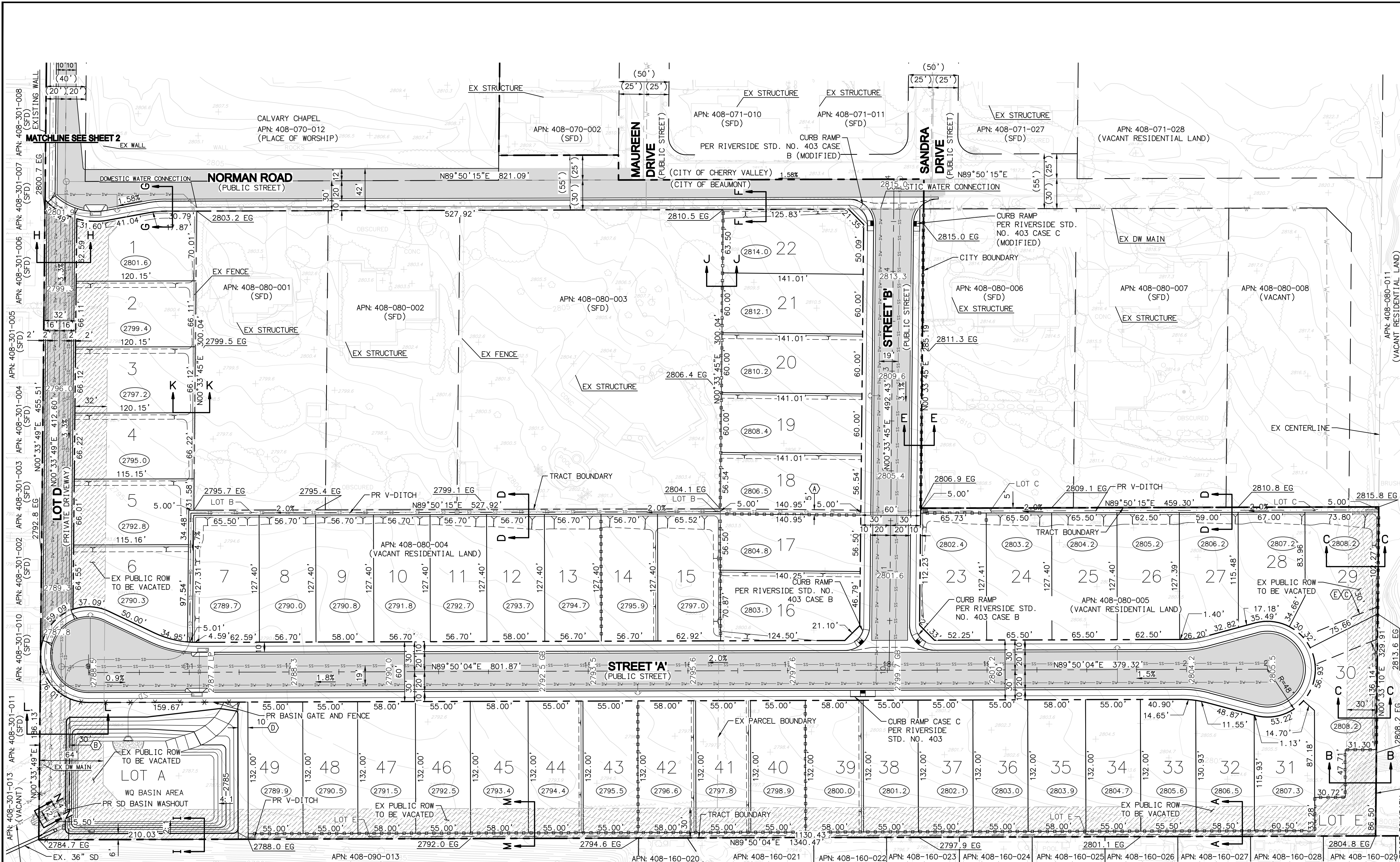
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMAN ROAD HAVING A BEARING OF NORTH 89°50'15" EAST PER PARCEL MAP NO. 10529, FILED IN BOOK 47, PAGE 76, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**BENCHMARK**

COUNTY OF RIVERSIDE DESIGNATION: C-2-4

AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE, 65' SOUTH OF BROOKSIDE AVE, 23' WEST OF CHERRY AVE, ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65

ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)



**LEGEND**

---	TRACT BOUNDARY	---	EX PUBLIC ROW TO BE VACATED	GB	GRADE BREAK
---	EX TRACT BOUNDARY	---	PR PAVEMENT	SFD	SINGLE FAMILY DEVELOPMENT
---	PR RIGHT OF WAY	---	BASIN WASHOUT	WQ	WATER QUALITY
---	PR LOT LINE	---		ROW	RIGHT OF WAY
---	PR DOMESTIC WATER	---		PIP	PROTECT IN PLACE
---	PR SANITARY SEWER	---		LNDS	LANDSCAPE
---	PR STORM DRAIN	---		PKWY	PARKWAY
---	EX DOMESTIC WATER	---		SDWK	SIDEWALK
---	PR SLOPE (2:1 MAX) UNLESS NOTED OTHERWISE	---		EX	EXISTING
---	PAD ELEVATION	---		PR	PROPOSED
---	RETAINING WALL	---		EG	EXISTING GROUND
---	V-DITCH	---		EP	EDGE OF PAVEMENT
---	BASIN FENCE	---		BCVMD	BEAUMONT CHERRY VALLEY WATER DISTRICT

**EASEMENTS**

(A)	- WATER QUALITY MANAGEMENT EASEMENT - 5' WIDTH
(B)	- CITY UTILITY EASEMENT - 30' WIDTH
(C)	- BEAUMONT CHERRY VALLEY WATER DISTRICT - 30' WIDTH
(D)	- LOT A BASIN ACCESS EASEMENT - 10' WIDTH
(E)	- CITY SEWER EASEMENT - 30' WIDTH

**DIGALERT**  
Call 2 Working Days Before You Dig! 811

**BENCHMARK:**  
COUNTY OF RIVERSIDE DESIGNATION: C-2-4  
AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE, 65' SOUTH OF BROOKSIDE AVE, 23' WEST OF CHERRY AVE, ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65

ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

**PROACTIVE ENGINEERING CONSULTANTS**  
200 South Main Street, Suite 300  
Corona, CA 92882 (951) 280-3300

DESIGN BY: ED  
 DRAWN BY: ED  
 CHECKED BY: SG  
 SCALE: 1"=50'  
 DATE: 2/14/2025  
 JOB NUMBER: PUBLIC WORKS DEPARTMENT  
 550 E. 6TH ST, BEAUMONT, CA 92223

REVIEWED BY:	STAFF ENGINEER	DATE:
RECOMMENDED BY:	PRINCIPAL ENGINEER	DATE:
APPROVED BY:	CITY ENGINEER	DATE:

**CITY OF BEAUMONT, CALIFORNIA**  
TENTATIVE TRACT MAP FOR:  
**TRACT MAP 38926**

**SHEET 1**  
OF 2 SHEETS  
FILE NO:

*This page intentionally left blank.*

### 3. ENVIRONMENTAL ANALYSIS

Table 2, *CEQA Environmental Topic Checklist*, provides a summary of the GPU PEIRs’ determinations and compares them to the proposed Project’s anticipated impacts. As shown, the proposed Project is anticipated to be consistent with the prior impact determinations and is not anticipated to result in new or increased significant impacts. Therefore, the proposed Project would meet the criteria for streamlining per CEQA Guidelines Section 15183.

TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST				
Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
<b>Aesthetics</b>				
LTS	<p><i>Less than Significant</i></p> <p>The Planning Area does not contain any specifically-designated scenic vistas that would be affected by implementation of the 2040 GP and Revised Zoning Map. Through compliance and implementation of its 2040 GP goals and policies, adherence to the Revised Zoning Ordinance, and project-specific design review for development proposals, impacts related to having a substantial adverse effect on a scenic vista would be less than significant.</p> <p>There are no designated or eligible State scenic highways within or adjacent to the Planning Area. Project-specific design review of future development proposals within City limits will afford the City the opportunity to consider visual attributes of projects as well as their potential impacts on visual resources and along County eligible scenic highways.</p> <p>Adherence to 2040 GP goals and policies and to the Revised Zoning Ordinance would ensure potential impacts related to substantially degrading the existing visual character or quality of public views of a specific project sites</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project would be consistent with the land use and zoning designations for the site. The site is in an urbanized area and would be developed in compliance with BMC requirements, which would be ensured through the City’s development permitting process. Therefore, the Project would not result in significant impacts related to aesthetics and would be consistent with the findings of the 2040 PEIR.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>and its surroundings would be less than significant.</p> <p>All future development within the City limits would be subject to the provisions of Chapter 8.50, Outdoor Lighting of the Beaumont Municipal Code (BMC) which sets forth restrictive lighting standards that act to prevent or minimize overall illumination levels, and effectively reduce or preclude potential light/glare overspill impacts. Additionally, 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 with the goals, policies, and implementation of the 2040 GP, and BMC Chapter 8.50, County Ordinance No. 655, impacts regarding the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area will be reduced to less than significant.</p>			
Agriculture & Forestry Resources				
LTSWM	<p><i>Less than Significant with Mitigation</i></p> <p>The 2040 GP and policies do not require the preservation of designated Farmland, and the revised Zoning Ordinance/Zoning Map does not include zones exclusively for agriculture, thus, 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</p>	<p><b>MM AG-1:</b> Because the State reevaluates and changes Farmland designations approximately every two years, to determine the specific impacts to designated Farmland sites shown on Figure 5.2-1 – Designated Farmland as having Prime Farmland or Unique Farmland, as part of any entitlement process for any future development</p>	<p><i>Less than Significant</i></p> <p>Within the context of CEQA, Farmland refers specifically to land that has been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the Farmland Mapping and Monitoring Program (FMMP). According to the California Department of Conservation California Important Farmland Finder, the Project site is identified as Farmland of Local Importance. The Project site is not currently used for agricultural</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>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 considered less than significant with mitigation incorporated.</p> <p>There are currently no Williamson Act contract lands within the Planning Area. No impacts will occur to Williamson Act contracts, therefore no mitigation is necessary and impacts to Williamson Act contracts are considered less than significant.</p> <p>Dowling Farms, the only existing agricultural operation in the city, includes a produce stand which is not a permitted use. In order to bring this existing use into compliance with the Zoning Ordinance, mitigation measure MM AG-2 will be implemented to requires the proposed revision to the Zoning Ordinance include produce stands as permitted uses in the Manufacturing (M) zoning district.</p> <p>There are no properties within the Planning Area that are zoned for forest land, timberland, or timberland production. Therefore, no impacts related to forest land,</p>	<p>proposal, the project applicant shall use the most current FMMP data available to determine the number of acres of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance that would be permanently converted to a non-agricultural use by the proposed future development. This number shall be referred to as the "Acres of Converted Farmland." If the Acres of Converted Farmland for any future development project is greater than zero, the City shall require the project proponent to provide mitigation in the amount equivalent to the Acres of Converted Farmland. This mitigation may be provided by one or more of the following methods: (i) placement of an agricultural easement on property containing soils that meet the physical and chemical criteria for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, (ii) cancellation of a Notice of Non-renewal or an agreement not to file a Notice of Non-renewal for Williamson Act contracts on property (or properties), (iii) placement of a new Williamson Act contract on property or properties, or (iv) any combination of (i), (ii),or (iii). Other feasible measures to protect the soils and lands designated by the State FMMP program not listed here can be implemented as determined by the City. This mitigation shall be made a condition</p>	<p>operations and is not adjacent to lands used for agricultural purposes. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.</p> <p>The Project is not under a William’s Act contract.</p> <p>The Project would not result in the loss of forest land or conversion of a forest land to a non-forest use.</p> <p>Therefore, the Project would not result in significant impacts related to agriculture and forestry and would be consistent with the findings of the 2040 PEIR.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	timberland, or Timberland Production lands would occur.	<p>of project approval and evidence of mitigation shall be provided to the Beaumont Planning Department prior to the issuance of a grading permit.</p> <p><b>MM AG-2:</b> In order to allow the operation of produce stands in the Industrial Zoning District as part of the revisions to the Beaumont Zoning Ordinance, Section 17.03.100 and Table 17.03-3 shall be revised to include Produce Stands as a permitted use in the Manufacturing (M) Zone.</p>		
<b>Air Quality</b>				
SU	<p><i>Less than Significant</i></p> <p>Adoption and implementation of the 2040 GP policies and programs would not obstruct implementation of the control measures contained within the Air Quality Management Plan (AQMP), and because the 2040 GP is not inconsistent with the growth assumptions used in the development of the 2016 AQMP, the development of the 2040 GP would not conflict with or obstruct implementation of the 2016 AQMP. As such, the impacts in this regard are considered less than significant.</p> <p>Some commercial and industrial uses developed under the 2040 GP may generate odor nuisance effects to the public. Construction activity would also generate temporary airborne odors associated with the operation of construction vehicles (i.e., diesel exhaust) and the application of architectural coatings.</p>	<p><b>MM AQ 1:</b> In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC's where appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current South Coast Air Quality Management District (SCAQMD) methodology for assessing air quality impacts and TACs. Feasible mitigation measures for each future project shall be incorporated, if applicable.</p>	<p><i>Less than Significant</i></p> <p>The proposed Project is consistent with its land use designation and zoning designation of SFR and R-SF, respectively. Therefore, consistent with the findings of the 2040 GP, the Project would be consistent with the growth assumptions of the AQMP. Additionally, as described below, the emissions generated by the construction and operation of the proposed Project would not exceed thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, the Project would result in less than significant impacts related to implementation of an AQMP, and no new impacts related to conflict with implementation of an AQMP would occur.</p> <p>Construction and operational emissions associated with the proposed Project were modeled using the California Emissions Estimator Model (CalEEMod) Version 2022.1 land use emission model and compared to the South Coast Air Quality Management District (SCAQMD) construction</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project																																																																																
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact				Consistent with GPU PEIR? Y/N																																																																												
	<p>However, these odors are not generally considered to be especially offensive. Emissions would be temporary and would be confined to the immediate vicinity of the construction site and activity. Therefore, impacts are considered less than significant.</p> <p><i>Significant and Unavoidable</i> Adoption and implementation of the 2040 GP would generate air contaminant emissions from short-term construction and long-term operation of planned land uses. These emissions may result in adverse impacts to local air quality, and potential impacts to sensitive receptors. Adoption and implementation of the 2040 GP policies and programs and enforcement of SCAQMD Rules and Regulations would help reduce long-term emissions. However, future development projects that would be accommodated by the 2040 GP could exceed the SCAQMD regional and localized emissions thresholds. Therefore, operational air quality impacts associated with future development of the 2040 GP would be significant and unavoidable.</p> <p>Adoption and implementation of the 2040 GP and enforcement of SCAQMD Rules and Regulations would minimize exposure of sensitive receptors to substantial criteria pollutant and TAC emissions. However, localized criteria pollutant and TAC impacts associated with implementation of the 2040</p>		<p>and operational emissions thresholds (see Appendix A for full modeling results).</p> <p>Emissions associated with the construction of the proposed Project are presented below. As shown, construction emissions would be below SCAQMD's thresholds. Therefore, construction activities would not result in a cumulatively considerable net increase of any criteria pollutant and impacts would be less than significant. Therefore, no new impact related to construction emissions would occur.</p> <table border="1"> <thead> <tr> <th rowspan="2">Construction Activity</th> <th colspan="6">Maximum Daily Regional Emissions (pounds/day)</th> </tr> <tr> <th>ROG</th> <th>NO<sub>x</sub></th> <th>CO</th> <th>SO<sub>x</sub></th> <th>PM<sub>10</sub></th> <th>PM<sub>2.5</sub></th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;"><b>2026 (Year 1)</b></td> </tr> <tr> <td>Site Preparation</td> <td>3.9</td> <td>34.7</td> <td>32.0</td> <td>0.1</td> <td>7.7</td> <td>4.4</td> </tr> <tr> <td>Grading</td> <td>3.5</td> <td>30.0</td> <td>29.8</td> <td>0.1</td> <td>4.3</td> <td>2.3</td> </tr> <tr> <td>Building Construction</td> <td>1.2</td> <td>10.9</td> <td>15.4</td> <td>&lt;0.1</td> <td>0.7</td> <td>0.5</td> </tr> <tr> <td colspan="7" style="text-align: center;"><b>2027 (Year 2)</b></td> </tr> <tr> <td>Building Construction</td> <td>1.2</td> <td>10.4</td> <td>15.3</td> <td>&lt;0.1</td> <td>0.6</td> <td>0.4</td> </tr> <tr> <td>Paving</td> <td>1.2</td> <td>7.0</td> <td>11.0</td> <td>&lt;0.1</td> <td>0.5</td> <td>0.3</td> </tr> <tr> <td>Architectural Coating</td> <td>32.0</td> <td>1.1</td> <td>1.7</td> <td>&lt;0.1</td> <td>0.1</td> <td>&lt;0.1</td> </tr> <tr> <td><b>Maximum Daily Construction Emissions</b></td> <td><b>32.0</b></td> <td><b>34.7</b></td> <td><b>32.0</b></td> <td><b>0.1</b></td> <td><b>7.7</b></td> <td><b>4.4</b></td> </tr> </tbody> </table>				Construction Activity	Maximum Daily Regional Emissions (pounds/day)						ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	<b>2026 (Year 1)</b>							Site Preparation	3.9	34.7	32.0	0.1	7.7	4.4	Grading	3.5	30.0	29.8	0.1	4.3	2.3	Building Construction	1.2	10.9	15.4	<0.1	0.7	0.5	<b>2027 (Year 2)</b>							Building Construction	1.2	10.4	15.3	<0.1	0.6	0.4	Paving	1.2	7.0	11.0	<0.1	0.5	0.3	Architectural Coating	32.0	1.1	1.7	<0.1	0.1	<0.1	<b>Maximum Daily Construction Emissions</b>	<b>32.0</b>	<b>34.7</b>	<b>32.0</b>	<b>0.1</b>	<b>7.7</b>	<b>4.4</b>	
Construction Activity	Maximum Daily Regional Emissions (pounds/day)																																																																																		
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>																																																																													
<b>2026 (Year 1)</b>																																																																																			
Site Preparation	3.9	34.7	32.0	0.1	7.7	4.4																																																																													
Grading	3.5	30.0	29.8	0.1	4.3	2.3																																																																													
Building Construction	1.2	10.9	15.4	<0.1	0.7	0.5																																																																													
<b>2027 (Year 2)</b>																																																																																			
Building Construction	1.2	10.4	15.3	<0.1	0.6	0.4																																																																													
Paving	1.2	7.0	11.0	<0.1	0.5	0.3																																																																													
Architectural Coating	32.0	1.1	1.7	<0.1	0.1	<0.1																																																																													
<b>Maximum Daily Construction Emissions</b>	<b>32.0</b>	<b>34.7</b>	<b>32.0</b>	<b>0.1</b>	<b>7.7</b>	<b>4.4</b>																																																																													

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project				Consistent with GPU PEIR? Y/N																																																											
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact																																																															
	GP are considered significant and unavoidable.		<table border="1"> <tr> <td>SCAQMD Significance Thresholds</td> <td>75</td> <td>100</td> <td>550</td> <td>150</td> <td>150</td> <td>55</td> </tr> <tr> <td><b>Threshold Exceeded?</b></td> <td><b>No</b></td> <td><b>No</b></td> <td><b>No</b></td> <td><b>No</b></td> <td><b>No</b></td> <td><b>No</b></td> </tr> </table> <p>Notes: ROG = reactive organic gases, NO<sub>x</sub> = nitrogen oxides, CO = carbon monoxide, SO<sub>x</sub> = sulfur oxides, PM<sub>10</sub> = particulate matter 10 microns in diameter, PM<sub>2.5</sub> = particulate matter 2.5 microns in diameter Source: CalEEMod Output Sheets (see Attachment A).</p> <p>Emissions associated with the operation of the proposed Project are presented below. As shown, operational emissions would be below SCAQMD's thresholds. Therefore, the Project would result in no new impacts related to operational air quality emissions. As such, the proposed Project is consistent with the findings contained in the GP EIR impacts, and the Project would result in no new impact or in a cumulatively considerable net increase of any criteria pollutant.</p> <table border="1"> <thead> <tr> <th rowspan="2">Operational Activity</th> <th colspan="6">Maximum Daily Regional Emissions (pounds/day)</th> </tr> <tr> <th>ROG</th> <th>NO<sub>x</sub></th> <th>CO</th> <th>SO<sub>x</sub></th> <th>PM<sub>10</sub></th> <th>PM<sub>2.5</sub></th> </tr> </thead> <tbody> <tr> <td>Mobile</td> <td>1.8</td> <td>1.7</td> <td>14.4</td> <td>&lt;0.1</td> <td>3.3</td> <td>0.8</td> </tr> <tr> <td>Area</td> <td>2.5</td> <td>&lt;0.1</td> <td>2.8</td> <td>&lt;0.1</td> <td>&lt;0.1</td> <td>&lt;0.1</td> </tr> <tr> <td>Energy</td> <td>&lt;0.1</td> <td>0.4</td> <td>0.2</td> <td>&lt;0.1</td> <td>&lt;0.1</td> <td>&lt;0.1</td> </tr> <tr> <td><b>Total Daily Operational Emissions</b></td> <td><b>4.3</b></td> <td><b>2.1</b></td> <td><b>17.4</b></td> <td><b>&lt;0.1</b></td> <td><b>3.3</b></td> <td><b>0.9</b></td> </tr> <tr> <td>SCAQMD Significance Thresholds</td> <td>55</td> <td>55</td> <td>550</td> <td>150</td> <td>150</td> <td>55</td> </tr> </tbody> </table>	SCAQMD Significance Thresholds	75	100	550	150	150	55	<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	Operational Activity	Maximum Daily Regional Emissions (pounds/day)						ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	Mobile	1.8	1.7	14.4	<0.1	3.3	0.8	Area	2.5	<0.1	2.8	<0.1	<0.1	<0.1	Energy	<0.1	0.4	0.2	<0.1	<0.1	<0.1	<b>Total Daily Operational Emissions</b>	<b>4.3</b>	<b>2.1</b>	<b>17.4</b>	<b>&lt;0.1</b>	<b>3.3</b>	<b>0.9</b>	SCAQMD Significance Thresholds	55	55	550	150	150	55	
SCAQMD Significance Thresholds	75	100	550	150	150	55																																																												
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>																																																												
Operational Activity	Maximum Daily Regional Emissions (pounds/day)																																																																	
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>																																																												
Mobile	1.8	1.7	14.4	<0.1	3.3	0.8																																																												
Area	2.5	<0.1	2.8	<0.1	<0.1	<0.1																																																												
Energy	<0.1	0.4	0.2	<0.1	<0.1	<0.1																																																												
<b>Total Daily Operational Emissions</b>	<b>4.3</b>	<b>2.1</b>	<b>17.4</b>	<b>&lt;0.1</b>	<b>3.3</b>	<b>0.9</b>																																																												
SCAQMD Significance Thresholds	55	55	550	150	150	55																																																												

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project				Consistent with GPU PEIR? Y/N																																																													
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact																																																																	
			Threshold Exceeded?	No	No	No	No	No	<p>A localized significance threshold (LST) analysis was prepared pursuant to SCAQMD recommendations. As shown below, the proposed Project would not exceed applicable LST thresholds for the site and therefore would result in a less-than-significant localized construction air quality impact.</p> <table border="1"> <thead> <tr> <th rowspan="2">Construction Activity</th> <th colspan="4">Maximum Daily Localized Emissions (pounds/day)</th> </tr> <tr> <th>NO<sub>x</sub></th> <th>CO</th> <th>PM<sub>10</sub></th> <th>PM<sub>2.5</sub></th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;"><b>Year 1</b></td> </tr> <tr> <td>Site Preparation</td> <td>34.6</td> <td>31.0</td> <td>7.4</td> <td>4.3</td> </tr> <tr> <td>Grading</td> <td>30.0</td> <td>28.7</td> <td>4.1</td> <td>2.3</td> </tr> <tr> <td>Building Construction</td> <td>10.7</td> <td>14.1</td> <td>0.4</td> <td>0.4</td> </tr> <tr> <td colspan="5" style="text-align: center;"><b>Year 2</b></td> </tr> <tr> <td>Building Construction</td> <td>10.2</td> <td>14.0</td> <td>0.4</td> <td>0.3</td> </tr> <tr> <td>Paving</td> <td>6.9</td> <td>10.0</td> <td>0.3</td> <td>0.3</td> </tr> <tr> <td>Architectural Coating</td> <td>1.1</td> <td>1.5</td> <td>&lt;0.1</td> <td>&lt;0.1</td> </tr> <tr> <td><b>Maximum Daily Emissions</b></td> <td><b>34.6</b></td> <td><b>31.0</b></td> <td><b>7.4</b></td> <td><b>4.3</b></td> </tr> <tr> <td>SCAQMD Screening Thresholds<sup>1</sup></td> <td>160.3</td> <td>1,073.7</td> <td>10.7</td> <td>6.0</td> </tr> </tbody> </table>	Construction Activity	Maximum Daily Localized Emissions (pounds/day)				NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	<b>Year 1</b>					Site Preparation	34.6	31.0	7.4	4.3	Grading	30.0	28.7	4.1	2.3	Building Construction	10.7	14.1	0.4	0.4	<b>Year 2</b>					Building Construction	10.2	14.0	0.4	0.3	Paving	6.9	10.0	0.3	0.3	Architectural Coating	1.1	1.5	<0.1	<0.1	<b>Maximum Daily Emissions</b>	<b>34.6</b>	<b>31.0</b>	<b>7.4</b>	<b>4.3</b>	SCAQMD Screening Thresholds <sup>1</sup>	160.3	1,073.7	10.7	6.0
Construction Activity	Maximum Daily Localized Emissions (pounds/day)																																																																			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>																																																																
<b>Year 1</b>																																																																				
Site Preparation	34.6	31.0	7.4	4.3																																																																
Grading	30.0	28.7	4.1	2.3																																																																
Building Construction	10.7	14.1	0.4	0.4																																																																
<b>Year 2</b>																																																																				
Building Construction	10.2	14.0	0.4	0.3																																																																
Paving	6.9	10.0	0.3	0.3																																																																
Architectural Coating	1.1	1.5	<0.1	<0.1																																																																
<b>Maximum Daily Emissions</b>	<b>34.6</b>	<b>31.0</b>	<b>7.4</b>	<b>4.3</b>																																																																
SCAQMD Screening Thresholds <sup>1</sup>	160.3	1,073.7	10.7	6.0																																																																

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project					
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact				Consistent with GPU PEIR? Y/N	
			Threshold Exceeded?	No	No	No	No	
			Notes: NO <sub>x</sub> = nitrogen oxides, CO = carbon monoxide, PM <sub>10</sub> = particulate matter 10 microns in diameter, PM <sub>2.5</sub> = particulate matter 2.5 microns in diameter <sup>1</sup> Interpolated using thresholds for 2 acres and 5 acres at a receptor distance of 25 meters. Source: CalEEMod Output Sheets (see Attachment A)					
			Overall, impacts related to air quality would be less than significant. No new or more severe impact would occur in comparison to the GPU PEIR findings.					
Biological Resources								
LTSWM	<p><i>Less than Significant with Mitigation</i></p> <p>Impacts to certain species not covered by the Multiple Specific Habitat Conservation Plan (MSHCP) as identified in PEIR Table 5.4-A and Table 5.4-B, if present on a site and going to be impacted, may require additional mitigation measures. For species Not Covered by the MSHCP, mitigation measure MM BIO-1 will be incorporated to ensure potential impacts remain less than significant related to these uncovered species. For MSHCP Covered Species, through compliance with the MSHCP and mitigation measure MM BIO-2, which addresses impacts to nesting birds, impacts from adoption and implementation of the 2040 GP are considered less than significant with mitigation incorporated.</p> <p>Mitigation measure MM BIO-3 is incorporated to ensure impacts to riparian/riverine or sensitive habitat resources are less than</p>	<p><b>MM BIO-1:</b> For impacts identified to Species Not Covered by the MSHCP, potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory will require habitat assessments prepared by a qualified biologist for future implementing projects. The habitat assessment report identifying potential impacts to the Not Covered MSHCP species shall be provided in a report and submitted to the City Planning Department prior to issuance of grading permits. The following determinations shall be made by the City based on the habitat assessment:</p> <ul style="list-style-type: none"> <li>• If the findings of the habitat assessment show no suitable</li> </ul>	<p><i>Less than Significant</i></p> <p>A Biological Due Diligence Investigation (Appendix B) was prepared and included a literature review, a field survey, and an MSHCP Consistency Analysis.</p> <p>No special-status plant species were observed on the Project site during the field investigation. Due to the disturbed nature of the site, there is a lack of suitable habitat for special status plant species. Therefore, based on habitat requirements for specific special-status plant species and the availability and quality of habitats, the Biological Due Diligence Investigation determined that the Project site does not provide suitable habitat for any of the special-status plant species known to occur in the area and all are presumed to be absent. No focused surveys are recommended.</p> <p>Additionally, no special-status wildlife species were observed on the Project site during the field investigation. However, based on habitat requirements for specific species and the availability and quality of on-site habitats,</p>	Y				

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>significant. Compliance with Section 6.1.2 of the MSHCP, applicable Federal, State, regional, and local requirements, and implementation of mitigation measure MM BIO-3 will reduce impacts on any riparian habitat or other sensitive natural community to a less than significant level with mitigation incorporated.</p> <p>Implementation of mitigation measure MM BIO-3 would ensure impacts to wetlands are less than significant. Accordingly, strict adherence to the identified Federal and State laws and regulations, the MSHCP, the “no net wetland loss” policy currently in place, and implementation of mitigation measure MM BIO-3 would ensure impacts to jurisdictional waters and wetlands would be less than significant with mitigation incorporated.</p> <p>Through the protections afforded by the MSHCP and implementation of mitigation measure MM BIO-2 (MBTA adherence), future development with implementation of the 2040 GP would have a less than significant impact with mitigation incorporated related to migratory wildlife corridors or native wildlife nursery sites.</p> <p>Based on the required compliance with the 2040 GP, along with the requirement to get a permit from the City for the removal of trees, impacts related to conflict with any local policies or ordinances protecting biological</p>	<p>habitat or sensitive species Not Covered by the MSHCP occur on site, then no additional surveys or mitigation measures are required.</p> <ul style="list-style-type: none"> <li>• If the potential for sensitive species exist or suitable habitat exists on site, focused PEIR Impact Summary Matrix Impact Mitigation Measure Level of Significant After Mitigation surveys shall be completed within one year of the submittal to the City for review. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.</li> <li>• If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required.</li> <li>• If sensitive species Not Covered by the MSHCP are found on site and are not avoided by project design, coordination with the appropriate regulatory agencies (i.e. USFWS and/or CDFW) would be required to obtain necessary take permits and implement project-specific</li> </ul>	<p>it was determined that the proposed project site has a low potential to support Cooper’s hawk and sharp shinned hawk. Further the Biological Due Diligence Investigation determined that the Project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the project site has been heavily disturbed from onsite disturbances.</p> <p>The Project site has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and trees. Project development activities could disturb or destroy active migratory bird nests including eggs and young. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. As such, direct impacts to breeding birds (e.g., through nest removal) or indirect impacts (e.g., by noise causing abandonment of the nest) is considered a potentially significant impact. Therefore, the Project would comply with Mitigation Measure BIO-2 to require a nesting bird survey if vegetation is removed during nesting season (February 15 through August 31), which would reduce potential impacts to a less-than-significant level. With MBTA compliance and implementation of Mitigation Measure BIO-2, potential impacts to nesting birds, including Cooper’s hawk and sharp shinned hawk, would be reduced to less than significant.</p> <p>The Biological Due Diligence Investigation describes that the Project site is not located within a designated wildlife corridor or linkage. During the field survey, the Project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The Project site consists of flat, disturbed land. Further, the</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>resources are considered to be less than significant and no mitigation is required.</p> <p>Through implementation of all goals, policies, and implementation in the 2040 Plan, implementation of mitigation measure MM BIO-3, and compliance with the MSHCP and SKR HCP, the proposed project would not conflict with any HCPs. Therefore, impacts associated with potential inconsistencies with the MSHCP and SKR HCP for the Planning Area would be less than significant with mitigation incorporated.</p>	<p>mitigation prior to any ground disturbing activities.</p> <p><b>MM BIO-2:</b> If future implementing project activities are planned during the bird nesting (February 15 to August 31) season and there are trees or vegetation on site, nesting bird survey(s) consisting of up to three (3) site visits within 7 days prior to ground disturbance, clearing and/or demolition activities shall be conducted to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and</p>	<p>Project site is surrounded by urban development such as residential uses, a school, and roadways. No wildlife movement corridors were found to be present on or adjacent to the Project site during the field survey. Thus, no impacts related to wildlife movement corridors would occur with implementation of the Project.</p> <p>The Biological Due Diligence Investigation determined no special-status plant communities that have the potential to occur within the Project region occur on the Project site. Therefore, no impacts related to special-status plant communities would occur.</p> <p>No mapped drainage features occur on or within the vicinity of the site and no jurisdictional drainage and/or wetland features were observed within the Project site during the field survey. However, a drainage feature was observed outside of the Project site boundary, immediately east of the Project site. This drainage feature runs adjacent to the eastern boundary of the site and is not expected to be impacted from project implementation. Therefore, development of the proposed Project would not result in impacts to State or Federal jurisdiction and regulatory approvals would not be required.</p> <p>Additionally, a MSHCP Consistency Analysis was prepared which determined the Project site is located within the Pass Area Plan of the MSHCP but is not located within or adjacent to any Criteria Cells or designated conservation areas. However, the site is located within the designated survey area for burrowing owl, and within the Narrow Endemic Plant Species Survey Area (NEPSSA) for Marvin's onion and many-stemmed dudleya. No burrowing owls or recent</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
		<p>construction supervisor that activities may resume.</p> <p><b>MM BIO-3:</b> The City shall require the following for all future implementing projects in order to mitigate for impacts to riparian/riverine or sensitive habitats associated with waters of the US and State:</p> <ul style="list-style-type: none"> <li>• Preparation of a Jurisdictional Delineation of Waters of the U.S. and wetlands pursuant to the RCA as well as CWA and ACOE protocol where drainages are located on site. If avoidance of the drainages is infeasible, then applicants must obtain a CWA Section 404 permit from the ACOE prior to project grading. These permits must include measures or other equivalent requirements necessary to reduce impacts to riparian and wetlands resources and ensure no net loss of wetlands.</li> <li>• Preparation of a Jurisdictional Delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to CDFW and California Fish and Game Code Sect 1600 et seq. Where necessary, applicants are</li> </ul>	<p>sign (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. Therefore, the Biological Due Diligence Investigation determined the site does not support suitable habitat for burrowing owl and no focused burrowing owl surveys are recommended. Additionally, based on the results of the field investigation, there is no suitable habitat for the relevant NEPSSA species on the Project site (Munz's onion and many-stemmed dudleya), due to lack of suitable soils, presence of imported soils, and the disturbed nature of the site. Therefore, no additional surveys are needed to achieve coverage for NEPSSA species (Section 6.1.3 of the MSHCP, Protection of Narrow Endemic Plant Species).</p> <p>In accordance with Section 6.1.2 of MSHCP, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, no riparian/riverine features were observed on the Project site during the field investigation. Additionally, no impacts are expected to occur to the existing drainage feature just east of the site (outside of the Project boundaries).</p> <p>Further, the Project site is not located within any MSHCP designated Criteria Cells or designated conservation areas. Therefore, the Urban/Wildlands Interface Guidelines (Section 6.1.4 of the MSHCP) do not apply to the Project.</p> <p>Lastly, the project site is not located within the Mitigation Fee Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP). Therefore, the Project Applicant is not be required to pay the SKR HCP Mitigation Fee.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
		<p>required to obtain a Section 1601 or 1603 permit and a Streambed Alteration Agreement from CDFW. These permits must include measures or other equivalent requirements that reduce impacts to riparian and wetlands resources ensure no net loss of wetlands.</p> <ul style="list-style-type: none"> <li>Riparian/Riverine evaluation pursuant to Section 6.1.2 of the MSHCP. Applicants must avoid impacts to riparian areas to preserve the function and value of such habitats. Avoided areas shall be protected in perpetuity through a legal instrument such as a conservation easement or deed restriction. Where avoidance is infeasible, a DBESP will be required to be reviewed and approved by the RCA and/or US Fish and Wildlife Services and California Department of Fish and Game.</li> </ul>	Overall, impacts related to biological resources are consistent with the findings of the GPU PEIR. No new impact would occur.	
<b>Cultural Resources</b>				
LTS	<p><i>Less than Significant</i> The 2040 GP, Downtown Specific Plan, and Revised Zoning Ordinance, includes goals, policies, implementation actions that will protect and reduce impacts to historical resources. Additionally, as part of the City's</p>	<p>No mitigation measures are required.</p> <p>Policy 8.11.1 Avoid or when avoidance is not feasible, minimize impacts to sites with significant archaeological,</p>	<p><i>Less than Significant</i> No structures exist on the project site; therefore, no impacts to historic resources would occur from the Project.</p> <p>According to GPU PEIR Figure 5.5-1, <i>Archaeological Sensitivity</i>, the Project site has low to moderate potential to</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>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 2040 GP goals, policies, and implementation measures and the proposed certificate of appropriateness process, impacts related to historic resources are considered to be less than significant, and no mitigation is necessary.</p> <p>Similarly, through implementation of existing regulations and General Plan Policies, impacts related to archaeological resources are considered to be less than significant, and no mitigation is necessary.</p> <p>Through compliance with existing regulations to properly handle the inadvertent discovery of human remains, impacts related to the disturbance of human remains from the 2040 GP will be less than significant and no mitigation is necessary.</p>	<p>paleontological, cultural and tribal cultural resources, to the extent feasible.</p>	<p>contain archaeological resources. The Project site has been previously disturbed through past grading and vegetative clearing activities; therefore, there is reduced potential for the Project to impact archaeological resources. Additionally, the Project would comply with 2040 GP policies, such as Policy 8.11.1 which requires potential impacts to archaeological, paleontological, cultural and tribal cultural resources be avoided or minimized to the extent feasible. Impacts are anticipated to be less than significant.</p> <p>The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate vicinity of the Project site. Nevertheless, should human remains be unearthed during grading and excavation activities associated with Project development, the construction contractor would be required by California law to comply with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. Through mandatory compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, the proposed Project would not result in significant impacts to human remains, and impacts would be less than significant.</p> <p>No new impacts related to cultural resources would occur through implementation of the proposed Project.</p>	
<b>Geology and Soils</b>				
LTS	<p><i>Less than Significant</i> Compliance with CBC regulations and 2040 GP goals, policies, and implementation actions will reduce impacts related to earthquake faults, seismic ground shaking, seismic ground</p>	<p>No mitigation measures are required.</p>	<p><i>Less than Significant</i> The Project would adhere to the CBC and 2040 GP goals, policies, and implementation actions, and the NPDES. Impacts related to geology are soils are anticipated to be less than significant.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>failure, liquefaction, and landslides to less than significant and no mitigation is necessary.</p> <p>Potential impacts associated with erosion and loss of topsoil would be reduced to less than significant with compliance with the NPDES and revised Hillside Ordinance Policies.</p> <p>Adherence to the goals, policies, and implementation in the 2040 GP along with compliance with the most current building codes will reduce impacts from landslide, lateral spread, subsidence, liquefaction, or collapse to less than significant and no mitigation is necessary.</p> <p>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 2040 GP 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 2040 GP; no mitigation is necessary.</p> <p>If connection to the City sewer system is not possible, City and State regulations establish criteria that must be met to determine</p>		<p>According to PEIR Figure 5.6-9 – Paleontological Sensitivity, the site is identified as having “low” paleontological sensitivity. The Project would adhere to applicable Federal, State, regional, and local regulations, as well as implementation of Policy 8.11.1. Impacts related to paleontological resources are anticipated to be less than significant.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>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. Through compliance with existing regulations and 2040 GP goals, policies, and implementation, impacts will be reduced to less than significant and no mitigation is necessary.</p> <p>2040 GP policy 8.11.1 requires development to avoid paleontological resources, whenever possible. If complete avoidance is not possible Policy 8.11.1 requires development to minimize and fully mitigate impacts to paleontological resources. With compliance with applicable Federal, State, regional, and local regulations, as well as implementation of Policy 8.11.1, impacts related to paleontological resources are considered to be less than significant and no mitigation is necessary.</p>			
<b>Greenhouse Gas Emissions</b>				
SU	<p><i>Significant and Unavoidable</i></p> <p>The PEIR included potential greenhouse gas (GHG) emissions that would result from buildout of the General Plan and found that emissions would exceed threshold limits, resulting in a significant impact. Future projects would be required to adhere to Beaumont 2040 General Plan policies and implementation actions which would reduce GHG emissions to the extent feasible. Additionally, Mitigation measure MM GHG 1 will be implemented to evaluate the potential mitigation strategies in PEIR Table</p>	<p><b>MM GHG 1:</b> In order to address effects of GHG emissions from future development, the City of Beaumont shall evaluate the feasibility of the potential GHG reduction strategies in Table 5.7-F and update the Sustainable Beaumont Plan or similar document every five years to ensure the City is monitoring the plan’s progress toward achieving the City’s greenhouse gas (GHG) reduction targets and to require amendment if the plan is not achieving the specified level. The</p>	<p><i>Less than Significant</i></p> <p>GHG emissions were modeled for the Project using CalEEMod per applicable South Coast Air Quality Management District (SCAQMD) thresholds and methodology (Appendix A). Total estimated construction related GHG emissions from construction of the proposed Project were amortized over 30 years per SCAQMD methodology. As shown below, when annualized over the 30-year life of the proposed Project, annual emissions would be 18.4 metric tons of carbon dioxide (MTCO<sub>2</sub>e). During operation, the proposed Project would generate a total of 795.1 CO<sub>2</sub>e per year. Thus, GHG emissions would</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project																															
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N																														
	<p>5.7-F, implement feasible strategies, and monitor progress towards achieving GHG reduction targets. However, emissions are still expected to be above threshold. Thus, impacts related to GHG emissions are considered significant and unavoidable.</p> <p>The 2040 GP includes policies and implementation actions that would help reduce GHG emissions and therefore help achieve GHG reduction goals. Therefore, overall, the 2040 GP would not obstruct implementation of the 2017 Scoping Plan.</p> <p>The 2040 GP includes goals, policies and implementation actions that address land use and neighborhood design and improve opportunities for pedestrian, bicycle, and transit use and thereby reduce VMT. Additionally, implementation of the 2040 GP forecasts the employment to housing ratio to increase to 0.93:1. While still jobs-poor, the 2040 GP would increase the employment/housing ratio to a factor much closer to 1:1 providing for a better jobs/housing balance. Thus, the 2040 GP would make it easier for residents to both live and work in the City instead of commuting to other areas, which would contribute to minimizing VMT. Therefore, the 2040 GP would not conflict with or obstruct SCAG's Connect SoCal plan, and no impact would occur.</p>	<p>updates shall identify targets for years 2030, 2040, and 2050 and subsequent applicable statewide legislative targets that may be in effect at the time of the update.</p>	<p>be below the threshold of 3,000 MTCO<sub>2e</sub> per year. Therefore, based upon SCAQMD's screening threshold, impacts related to operational GHG emissions would be less than significant.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Activity</th> <th style="width: 40%;">GHG Emissions (MTCO<sub>2e</sub> per year)<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;"><b>Project Operation</b></td> </tr> <tr> <td>Mobile</td> <td style="text-align: center;">585.6</td> </tr> <tr> <td>Area</td> <td style="text-align: center;">0.8</td> </tr> <tr> <td>Energy</td> <td style="text-align: center;">165.0</td> </tr> <tr> <td>Water</td> <td style="text-align: center;">11.1</td> </tr> <tr> <td>Waste</td> <td style="text-align: center;">14.0</td> </tr> <tr> <td>Refrigeration</td> <td style="text-align: center;">0.1</td> </tr> <tr> <td><i>Total Project Gross Operation Emissions</i></td> <td style="text-align: center;"><i>776.7</i></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Project Construction</b></td> </tr> <tr> <td><i>Amortized Construction Emissions</i></td> <td style="text-align: center;"><i>18.4</i></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Project Construction and Operation</b></td> </tr> <tr> <td><b>Project Total Emissions</b></td> <td style="text-align: center;"><b>795.1</b></td> </tr> <tr> <td>Significance Threshold</td> <td style="text-align: center;">3,000</td> </tr> <tr> <td><b>Threshold Exceeded?</b></td> <td style="text-align: center;"><b>No</b></td> </tr> </tbody> </table> <p>Notes: 1. Numbers may vary due to rounding. Source: CalEEMod Output Sheets (see Attachment A)</p> <p>Additionally, consistent with the findings of the GPU PEIR, the Project would not conflict with the CARB Scoping Plan, SCAG Sustainable Community Strategy, or the Sustainable</p>	Activity	GHG Emissions (MTCO <sub>2e</sub> per year) <sup>1</sup>	<b>Project Operation</b>		Mobile	585.6	Area	0.8	Energy	165.0	Water	11.1	Waste	14.0	Refrigeration	0.1	<i>Total Project Gross Operation Emissions</i>	<i>776.7</i>	<b>Project Construction</b>		<i>Amortized Construction Emissions</i>	<i>18.4</i>	<b>Project Construction and Operation</b>		<b>Project Total Emissions</b>	<b>795.1</b>	Significance Threshold	3,000	<b>Threshold Exceeded?</b>	<b>No</b>	
Activity	GHG Emissions (MTCO <sub>2e</sub> per year) <sup>1</sup>																																	
<b>Project Operation</b>																																		
Mobile	585.6																																	
Area	0.8																																	
Energy	165.0																																	
Water	11.1																																	
Waste	14.0																																	
Refrigeration	0.1																																	
<i>Total Project Gross Operation Emissions</i>	<i>776.7</i>																																	
<b>Project Construction</b>																																		
<i>Amortized Construction Emissions</i>	<i>18.4</i>																																	
<b>Project Construction and Operation</b>																																		
<b>Project Total Emissions</b>	<b>795.1</b>																																	
Significance Threshold	3,000																																	
<b>Threshold Exceeded?</b>	<b>No</b>																																	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	Implementation of 2040 GP goals and their associated policies and implementation actions will further reduce potential GHG emissions from subsequent land use development and redevelopment by increasing energy and water efficiency, energy conservation, and use of renewable energy, promoting alternative forms of transportation and investing in infrastructure for public and active transportation, and reducing solid waste. Thus, implementation of the 2040 GP would contribute to the reduction of GHG emissions throughout the Planning Area and would not conflict with or obstruct implementation of the Sustainable Beaumont Plan, and no impact would occur.		Beaumont Plan. Overall, impacts related to GHG emissions would be less than significant.	
<b>Hazards and Hazardous Materials</b>				
LTS	<p><i>Less than Significant</i></p> <p>Compliance with the requirements of federal, State, and local laws and regulations regarding the use and storage of hazardous materials would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with implementation of the 2040 GP would be less than significant.</p> <p>Compliance with all applicable federal, State, and local laws related to the transport, storage, and handling of hazardous materials would reduce the likelihood and severity of accidents, and impacts involving the release of hazardous materials into the environment would be less than significant.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project could require minimal use of hazardous materials typical for construction such as paints, solvents, oils, and grease. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements that are implemented by the County during building permitting for construction activities. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.</p> <p>Additionally, the Project site is not listed on a hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control,</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>2040 GP 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. Since any future placement of schools would be required to comply with state statutory and regulatory requirements addressing safety from hazards, including hazardous materials, impacts from the placement of schools in the vicinity of such hazards or the placement of new hazards in the vicinity of existing schools are anticipated to be less than significant.</p> <p>There are two sites within the Planning Area that are on the Cortese list, compiled pursuant to Government Code Section 65962.5, Lockheed Propulsion-Beaumont No. 1 (Site 1) and Lockheed Propulsion-Beaumont No. 2 (Site 2). Through compliance Health and Safety Code Section 25356.1, 2040 GP Policy 9.11.7 (coordination with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites), impacts regarding the potential risks of public exposure to hazardous materials as a consequence of</p>		<p>2025). With compliance with the goals, policies and implementation actions of the 2040 GP and existing regulations, the Project is not anticipated to result in any significant impacts related to hazards and hazardous materials.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>development on a site on the Cortese list will be less than significant.</p> <p>There are no airports within the Planning Area. The closest airport to the Planning Area is the Banning Municipal Airport, located in the eastern portion of the City of Banning over four miles to the east of the City of Beaumont. Because the Planning Area is not within an airport land use plan or within two miles of a public use airport, impacts with regard to safety hazards to people residing or working in the Planning Area would be less than significant.</p> <p>Future development projects would be reviewed for adequate infrastructure and access as well as consistency with adopted emergency and evacuation plans among many other environmental issues in order to ensure the safety of City residents and the physical environment. Therefore, implementation of existing laws and regulations, compliance with applicable Beaumont 2040 Goals, Policies, and Implementation actions during individual project review would ensure that impacts regarding impairing the implementation of emergency response and evacuation plans will be less than significant.</p> <p>Through compliance with existing federal, state, and local laws and regulations related to wildland fire hazards and implementation of 2040 GP goals, policies, and implementation</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	actions, impact regarding the exposure of people or structures to significant loss, injury, or death involving wildland fires will be less than significant.			
<b>Hydrology and Water Quality</b>				
LTS	<p><i>Less than Significant</i></p> <p>Through compliance with the goals, policies, and implementation measures of the 2040 GP, compliance with the City’s Municipal Code requirements for erosion control, and the existing regulatory requirements of the National Pollution Discharge Elimination System (NPDES) Statewide Construction General Permit (CGP), construction of future projects in the Planning Area will not violate water quality standards or Waste Discharge Requirements (WDRs) and impacts from construction of each implementing project are considered less than significant and no mitigation is necessary.</p> <p>Pursuant to the Riverside County MS4 NPDES Permit, qualifying new development and large redevelopment projects are required by the City to prepare a Water Quality Management Plan (WQMP) or similar demonstration of post-construction methods to mitigate downstream impacts to flooding and water quality. The City also requires a Drainage Study for qualifying development proposals to address the hydrologic and hydraulic considerations. Through compliance with existing regulations and the proposed 2040 GP goals, policies, and implementation for the protection of water resources, adoption and implementation of the</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project would prepare a SWPPP and a WQMP which would ensure construction and operational water quality impacts are less than significant. A Drainage Report was prepared for the Project to develop a preliminary storm drain system and compute the existing and developed condition hydrology calculations to demonstrate that the proposed Project would not affect downstream drainage facilities (Appendix C). The Project includes a proposed bioretention/detention basin with a volume capacity of 2.944 acre-feet in order to treat captured stormwater and mitigate developed condition flows. The proposed Bioretention/Detention basin is designed to capture and reduce the 2-year, 5-year, 10-year and 100-year storm peak flow rates. The Drainage Report determined that the 2-year 24-hour storm developed peak flow rate is 0.5 cubic feet per second (cfs), or 10 percent more than existing condition flow rate (4.93 cfs vs 5.43 cfs). The 5-year 24-hour storm developed peak flow rate is 0.9 cfs, or 13 percent more than existing condition flow rate (6.83 cfs vs 7.69 cfs). However, the Drainage Report determined that the 2-year 24-hour storm developed peak flow rate is within 10 percent of the existing peak flow rate which meets the hydromodification criteria for the site. Therefore, the increase in these storm events is minimal and would not impact downstream facilities. The Drainage Report would be reviewed and approved by the City as part of the development review process to ensure compliance with existing hydrology, water quality, and drainage</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>Project will result in less than significant impacts to surface water and ground water quality and no mitigation is necessary.</p> <p>The 2040 GP Policies will not conflict with the management efforts of the Beaumont Basin Watermaster in its oversight of the Beaumont Basin. The other groundwater basin in the Planning Area will be managed by a GSA and a GSP beginning 2022. The 2040 GP goals, policies, and implementation action support efforts that are aligned with sustainable groundwater management, including protecting and monitoring water quality, increasing opportunities for recharge, and funding existing and future water facilities. Therefore, through the implementation of the 2040 GP goals, policies, and implementation and compliance with existing regulations for protection of water quality and groundwater management, impacts to sustainable groundwater management from the adoption and implementation of the 2040 GP will be less than significant.</p> <p>Through implementation of 2040 GP goals, policies, and implementation actions and existing regulations, erosional/siltation and flooding impacts from changes to the existing drainage patterns and increasing imperviousness from adoption and implementation of the 2040 GP are less than significant and no mitigation is required.</p>		<p>requirements. Additionally, with implementation of the operational source and treatment control Low Impact Development (LID) design that are outlined in the Preliminary WQMP (Appendix D), which would also be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>Through implementation of existing regulations, and future project-specific analyses and planning required by 2040 GP goals, policies, and implementation actions, adoption and implementation of the 2040 GP will not exceed the capacity of drainage systems, or provide substantial additional sources of polluted runoff. Therefore, impacts to existing or planned stormwater drainage systems from the alteration of drainage patterns and the addition of impervious area in the Planning Area will be less than significant.</p> <p>Through implementation of existing regulations, and the 2040 GP goals, policies, and implementation, adoption and implementation of the 2040 GP and revised Zoning Map, future projects within the Planning Area will not substantially alter existing drainage patterns so as to impede or redirect flood flows, and impacts from flood flows are less than significant.</p> <p>The regulations of Beaumont Municipal Code chapter 15.24 (Floodplain Management) restrict land uses that are dangerous to health, safety, and property due to water or erosion hazards and require land uses vulnerable to flood be protected against flood damage at the time of initial construction. Further, 2040 GP Policy 6.7.1 prohibit new non-residential uses that are known to release or emit toxic waste at levels that are harmful to human health while continuing to allow necessary services. Future</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>implementing projects will be required to incorporate flood control methods to minimize the risk to life and property pursuant to current regulations, City Municipal Code, and 2040 GP goals, policies, and implementation actions discussed in Sections 5.9.2 and 5.9.3, respectively. The City is located approximately 52 miles from the nearest (Pacific) ocean. Therefore, the Planning Area is too far away from the nearest ocean to have any meaningful tsunami risk. Pursuant to 2040 GP goals, policies, and implementation, future projects will be required to mitigate potential flooding, such as preventing adverse drainage impacts to adjacent properties and the adequate siting of structures located within flood plains. Therefore, with implementation of 2040 GP goals, policies, and implementation and compliance with existing regulations, impacts associated with the risk of pollutants from seiches and flooding that may result from adoption and implementation of the 2040 GP and revised Zoning Map will be less than significant and no mitigation is required.</p> <p>Through compliance with existing regulations and the 2040 GP goals, policies, and implementation actions, adoption and implementation of the proposed 2040 GP will not conflict with or obstruct implementation a water quality control plan or sustainable groundwater management plan. Therefore, impacts in this regard will be less than significant and no mitigation is required.</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
<b>Land Use</b>				
LTS	<p><i>Less than Significant</i></p> <p>The 2040 GP would have a less than significant impact associated with the physical division of an established community. The policies and actions listed in the 2040 GP would ensure that future development is compatible with adjacent communities and land issues.</p> <p>The 2040 GP would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project is consistent with land use and zoning and would not result in the division of an established community nor would it conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.</p>	Y
<b>Mineral Resources</b>				
LTS	<p><i>Less than Significant</i></p> <p>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 2006 General Plan, existing Zoning Map, or any specific plan within the Planning Area identifies a locally-important mineral resource recovery site. Therefore, impacts in this regard are considered to be less than significant.</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project site is not zoned for or used for mineral extraction activities. The site has not been previously used for mineral related activities, and no known mineral resources are known to occur on the site.</p>	Y
<b>Noise</b>				
SU	<p><i>Significant and Unavoidable</i></p> <p>Long-term noise: Implementation of 2040 GP Policies 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.31.8, 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 are considered as individual</p>	<p>No feasible mitigation measures are available.</p> <p>Policy 10-1.4: Incorporate noise considerations into land use planning decisions. Require the inclusion of noise mitigation measures, as may be</p>	<p><i>Less than Significant</i></p> <p>Impacts related to noise and vibration are anticipated to be less than significant with implementation of 2040 GP Policies and implementation actions and with adherence to Municipal Code requirements. Additionally, the proposed residential uses would be consistent with the existing noise environment of the surrounding uses which consist of single-</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>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. With implementation of proposed Project policies and implementation actions, increases in roadway noise at existing noise sensitive receptors would be reduced to the degree feasible. However, future noise levels could still exceed thresholds. Therefore, impacts from permanent noise are considered significant and unavoidable.</p> <p><i>Less than Significant</i></p> <p>Short-term noise: The City has adopted specific standards for construction noise under Title 9 Public Peace, Morals and Welfare, Chapter 9.02 Noise Control. Section 9.02.110F of the BMC specifically exempts noise sources associated with landscape maintenance, construction, including erection, excavation, demolition, alteration, or repair of any structure or improvement, provided that such activities do not take place between the hours of 6 p.m. and 7 a.m. However, sound levels are not permitted to exceed 55 dBA for more than 15 minutes per hour, as measured in the interior of the nearest occupied residence or school. 2040 GP Implementation action N2, which requires project-specific acoustical studies, and Implementation actions N7, N8, and N9, which set forth standards for the operation of construction equipment, require equipment</p>	<p>necessary to meet standards, in the design of new development projects in the City.</p> <p>Policy 10-1.5: Require projects involving new development or modifications to existing development to implement measures, where necessary, to reduce noise levels to at least the normally compatible range. Design measures should focus on architectural features and building design and construction, rather than site design features, such as excessive setbacks, berms, and sound walls, to maintain compatibility with adjacent and surrounding uses.</p>	<p>family residences and a school. Impacts related to noise would be less than significant.</p> <p>The Project would include a Project Design Feature (PDF N-1) to prohibit the use of heavy construction equipment within 15 feet of the property lines which would ensure vibration from construction equipment would not damage adjacent structures. Therefore, impacts related to vibration would be less than significant.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>staging areas to be located to as far away for noise sensitive receptors as feasible, and incorporation noise attenuation measures such as temporary bound barriers during certain construction phases. In addition, per Section 9.02.110(F) of the BMC, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Therefore, through implementation of the 2040 GP Noise Element and compliance with the BMC, temporary construction-related noise impacts are considered less than significant.</p> <p>Compliance with the applicable provisions of Chapter 9.02 of the BMC and the 2040 GP policies and implementation actions listed above would limit construction hours, identify appropriate project-specific mitigation, and reduce construction-related vibration impacts. Therefore, impacts related to vibration are considered less than significant.</p> <p>No private or public airport is located within two miles of the Beaumont Planning Area. The closest airport is the Banning Municipal Airport, located approximately five (5) miles east of the eastern Planning Area boundary. Because the Planning Area is not located in the 55 dBA CNEL, 60 dBA CNEL, or 65 dBA CNEL noise</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	contours of the Banning Municipal Airport (Banning 2007), impacts related to the exposure of people to excessive airport noise levels would be less than significant.			
<b>Population and Housing</b>				
LTS	<p><i>Less than Significant</i></p> <p>The updated General Plan includes land use designations that would allow new residential uses and nonresidential development, generally focused on revitalization including a mixed-use downtown and developing the City with a mix of housing types and new commercial and industrial opportunities involving an average overall growth rate of 18 percent at buildout or an annual projected growth rate of 0.9 percent. The land use concept in the 2040 GP has been developed to accommodate projected population increases. Thus, adoption and implementation of the 2040 GP would not result in a substantial increase in population growth because the City has planned for the growth forecast in the 2040 GP. Therefore, impacts would be less than significant.</p> <p>The 2040 GP will not displace substantial numbers of housing units or people and will not necessitate the construction of replacement housing elsewhere. No demolition or substantial change in land use designation that would result in the displacement of residents is proposed in the General Plan. Therefore, impacts associated with implementation of the 2040 GP relative to displacement of a</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project is consistent with the land use and zoning designation for the site and is within the allowable density. Thus, impacts would be less than significant.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	substantial number of persons or housing are considered less than significant.			
<b>Public Services</b>				
LTS	<p><i>Less than Significant</i></p> <p>The 2040 GP Policy 9.5.1 contains a policy to fund new fire stations as to meet NFPA and County Fire response standards, while also partnering with CAL FIRE to establish minimum staffing levels for each fire company or each duty shift. As future projects consistent with the 2040 GP are developed, each applicant/developer will be required to pay Development Impact Fees (DIFs) for fire protection services pursuant to 2040 GP Implementation Measures LUCD-6 and S11 to offset the Project-related demand on existing fire services. Funding for RCFD is obtained from various sources; however, RCFD capital funding is mostly provided by DIFs collected by Riverside County or by cities, but major developments can also enter development agreements with RCFD as an effort to fund improvements responding to the developments' fair share of impacts. Thus, the proposed Project will not have a substantial impact on fire protection services because the City will implement the applicable goals, policies, and implementation measures of the 2040 GP, and implementing projects will pay their DIF for fire protection services and the Project will comply with regulations and pertinent fire standards listed in the City's Fire Code. Further, future projects involving the construction of future fire stations will be subject to subsequent CEQA</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The Project site is located within an area that is already served by public services. In addition, the site has been previously planned for residential uses, therefore, the Project is within the anticipated future needs for services. Impacts are anticipated to be less than significant.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR		Proposed Project		
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>analysis at the time those facilities are proposed. Therefore, impacts are less than significant.</p> <p>Through implementation of the goals, policies, and implementation measures of the 2040 GP, including the implementation of existing Community Facilities Districts (CFDs), the formation of future CFDs, the requirement for a fiscal impact analysis for projects requiring a general plan amendment and/or annexation to the City, the City will be able to meet its goal of 1 sworn officer per 1,000 population. In addition, future construction of police facilities will be subject to subsequent CEQA analysis at the time those facilities are proposed. Because the City will have a mechanism in place to achieve and maintain acceptable police staffing ratios, impacts are considered less than significant.</p> <p>Through implementation of 2040 GP Policy 7.10.1, which will bring the City and Beaumont Unified School District together to anticipate and adjust for fluctuating school enrollment and potential impacts on existing schools, and compliance with existing regulations pursuant to AB 2926 and SB 50, the proposed Project will not have a substantial impact on schools and therefore, impacts are less than significant.</p> <p>As the population of the City of Beaumont continues to grow, the Beaumont Library District (BLD) services will continue to be</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	impacted until adequate facilities are provided. However, the development proposed by the 2040 GP will result in vacant properties to be developed and underutilized land to be redeveloped, which in turn will increase property tax revenue to the BLD. Because a future revenue source will be generated as a result of new development consistent with the 2040 GP, impacts to library facilities are considered less than significant.			
<b>Recreation</b>				
LTS	<p><i>Less than Significant</i></p> <p>Policy 5.8.3 requires new development to pay its fair share of required improvements, including maintenance costs. Through compliance with and implementation of applicable 2040 GP goals, policies, and implementation measures and the proposed certificate of appropriateness process, impacts with regard to the deterioration of existing neighborhood and regional parks or other recreational facilities are considered less than significant, and no mitigation is necessary.</p> <p>Based on the anticipated 2040 GP buildout population of 131,940, which results in an increase of approximately 82,699 persons,<sup>3</sup> a total of 415 new acres of parkland<sup>4</sup> will be 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 in the City, the adoption of the Revised Zoning Ordinance making parks a permitted use in all of City’s residential zoning districts. and</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>Impacts are anticipated to be less than significant. The Project Applicant would pay required development fees for park and recreational facilities.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	compliance with Chapter 3.34 of the Beaumont Municipal Code and applicable 2040 GP goals, policies and implementation, impacts regarding maintaining acceptable service ratios and performance standards for park and recreation facilities will be less than significant and no mitigation is required.			
<b>Transportation</b>				
SU	<p><i>Significant and Unavoidable</i></p> <p>The California Air Pollution Control Officers Association (CAPCOA) documentation identifies the maximum achievable vehicle miles traveled (VMT) reduction with Transportation Demand Management (TDM) measures to be 10 percent in a suburban setting. Given that the 2040 GP is estimated to generate VMT per service population that is approximately 25 percent higher than the threshold of significance, TDM measures (and the 2040 GP policies) would likely not reduce VMT per service population to a level below the City’s threshold of significance. Additionally, besides the policies and TDM measures there are no other features or mitigation measures that could be implemented on a General Plan level to reduce VMT to less than significant levels. Future projects consistent with the General Plan would be required to implement the policies, and those would be the means to reduce impacts from their projects. Therefore, impacts related to inconsistency with CEQA Guidelines section 15064.3 are considered significant and unavoidable because thresholds are exceeded</p>	No feasible mitigation measures are available.	<p><i>Less than Significant</i></p> <p>The Project would comply with the Beaumont 2040 transit, bicycle, and pedestrian policies. Thus, impacts related to these facilities are anticipated to be less than significant. Additionally, a VMT Screening Analysis was prepared for the proposed Project and is included as Appendix E. According to the City’s VMT Guidelines (City of Beaumont, 2024), residential and office projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact. Using the Western Riverside Council of Governments (WRCOG) VMT Screening Tool, the VMT Screening Analysis determined the Project site is located within Traffic Analysis Zone (TAZ) 61. According to the WRCOG VMT Screening Tool, TAZ 61 has a VMT per service population of 25, which is below the City’s threshold of 31.5 VMT per service population under baseline year 2025. In accordance with the City’s guidelines, residential projects are considered to be in a low VMT area if the VMT per service population is below the Citywide average. Therefore, the Project is located in a low VMT area and satisfies this screening criteria. Therefore, the Project can be presumed to have a less than significant impact related to VMT.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>and no feasible mitigation measures can be implemented to reduce this impact.</p> <p><i>Less than Significant</i></p> <p>The 2040 GP provides a comprehensive circulation system that would accommodate increased demand for public transit, bicycle, and pedestrian facilities. The 2040 GP is not inconsistent with nor does it conflict with any policies, plans, or programs regarding public transit, roadway, bicycle, golf cart network, or pedestrian facilities or the performance or safety of those facilities. The 2040 GP incorporates expanded networks and policies related to supporting transit, bicycles, golf carts, and pedestrians in the city. These networks are consistent with regional and local planning efforts supporting these modes of travel. Additionally, the 2040 GP includes policies supporting complete streets (providing accessibility for all users of all ages and abilities) and active transportation. Therefore, impacts related to conflicting with a program, plan, ordinance, or policy on the circulation system promoting transit, roadway, bicycle, and pedestrian facilities will be less than significant and no mitigation is necessary.</p> <p>With compliance with existing laws, rules and regulations, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses; impacts will be less than significant and no mitigation is necessary.</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	Future development projects would be reviewed for adequate infrastructure and access to ensure the safety of City residents and the physical environment. Therefore, implementation of existing laws and regulations, and compliance with applicable 2040 GP Goals, Policies, and Implementation actions previously discussed during individual project review would ensure that impacts regarding impairing the implementation of emergency response and evacuation plans will be less than significant and no mitigation is necessary.			
<b>Tribal Cultural Resources</b>				
LTS	<i>Less than Significant</i> All anticipated development projects consistent with the 2040 GP could result in damage to previously unknown tribal cultural resources. However, compliance with General Plan Policy 8.11.1, which requires avoidance of sites with significant TCRs when feasible, Policy 8.11.2, which requires compliance with the provisions of AB 52 and SB 18, and Policy 8.11.4, which requires compliance with the provisions of the California Native American Graves Protection and repatriation Act and other appropriate laws, impacts resulting from implementation of the proposed Project are considered less than significant.	No mitigation measures are required.	<i>Less than Significant</i> Impacts are anticipated to be less than significant with implementation of GPU policies and actions.  In addition, the provisions of AB 52 do not apply to projects streamlined per CEQA Guidelines Section 15183.	Y
<b>Utilities and Service Systems</b>				
LTS	<i>Less than Significant</i> Through implementation of existing regulations and the proposed 2040 GP policies, the	No mitigation measures are required.	<i>Less than Significant</i> The Project site is located within a developed area and is surrounded by roadways that contain utility infrastructure,	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>environmental impacts resulting from the expansion of water, wastewater, storm drain, electrical, natural gas, and telecommunication facilities will be less than significant and no mitigation is necessary.</p> <p>The 2015 UWMP concluded that future water demands within their service area will be met during any dry period of up to six consecutive dry years assuming future supply projects are implemented by the Beaumont-Cherry Valley Water District (BCVWD). The proposed 2040 GP policies for Land Use and Design Goal 3.2 will ensure the timely provision of services with phased development, including coordination with BCVWD to ensure access to clean and adequate water supply. For future qualifying projects, a Water Supply Assessment (WSA) will be required pursuant to SB 610 for inclusion in the projects' CEQA analysis. Through implementation of existing regulations and the proposed 2040 GP policies, the environmental impacts to water supplies will be less than significant and no mitigation is necessary.</p> <p>With the City's current wastewater treatment plant (WWTP) expansion, the City is anticipated to have adequate treatment capacity for current and future residents until approximately 2038. Because additional treatment capacity may be needed in the future, the proposed General Plan policies for Community Facilities and Infrastructure Goal</p>		<p>and adjacent uses are currently being served. As the site has been previously planned for development, impacts are anticipated to be less than significant with implementation of 2040 GP policies and actions and with compliance with existing regulations. Additionally, the Project is consistent with the land use and density allowed by the General Plan. Thus, the Project is consistent with the growth assumptions that were analyzed in the GPU PEIR, including utility supply and availability. For instance, the GPU PEIR determined the Beaumont Cherry Valley Water District would have adequate water supplies to serve the GPU. Additionally, with the City's current WWTP expansion, the GPU PEIR determined the City would have adequate treatment capacity for current and future residents until approximately 2038. Additionally, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, impacts related to utilities would be less than significant and no new impact would occur.</p>	

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>7.5 will ensure the City continues monitoring influent rates at the wastewater treatment plant as new development projects are proposed, and coordinate treatment capacity expansion as needed. Further, the proposed General Plan policies for Land Use and Design Goal 3.2 will ensure that there will be adequate water and wastewater system capacity to meet projected demand, and the City will continue to implement comprehensive water and wastewater management programs and ensure that future developments pay their fair share for any needed infrastructure improvements. Goal 7.8 includes policies to encourage residential clustering as a means to preserve open space but it would have the indirect benefit of limiting development where sewer connections may not be available or feasible. Through the implementation of existing regulations and the 2040 GP policies that address wastewater treatment systems, impacts from insufficient WWTP capacity are less than significant and no mitigation is required.</p> <p>The City is within the service area of Lamb Canyon Landfill, and a majority of the waste generated by the City is taken to Lamb Canyon Landfill. Waste generated within the City is also taken to other Riverside County landfills, as well as various landfills throughout the state. Through the implementation of existing regulations and the 2040 GP policies related</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	to solid waste reduction goals, impacts are less than significant and no mitigation is required.			
<b>Energy</b>				
LTS	<p><i>Less than Significant</i></p> <p>Energy use during construction would be temporary and over time would become more energy and fuel-efficient due to advances in technology and fuel economy and therefore would not be wasteful or inefficient; construction impacts to energy resources are considered be less than significant and no mitigation measures are necessary.</p> <p>In conjunction with regulatory requirements, implementation of the 2040 GP will ensure that energy demand associated with growth in the Planning Area would not be inefficient, wasteful, or unnecessary. Therefore, energy impacts associated with implementation the 2040 GP would be less than significant and no mitigation measures are necessary.</p> <p>The statewide Renewable Portfolio Standard (RPS) requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State objective of transitioning to renewable energy. The development accommodated under the 2040 GP would comply with the current and future iterations of the Title 24 Building Energy Efficiency Standards and CALGreen Code. Furthermore, the 2040 GP includes goals 8.1, 8.2, 8.3, 8.11, 9.10, and 11.12 and their policies and</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The proposed Project is not expected to generate a demand for energy beyond typical developments in Southern California. Additionally, the Project is consistent with the land use and density allowed by the General Plan for the site. Therefore, energy consumption from construction and operation of the proposed Project was previously analyzed in the energy section prepared for the GPU PEIR, which determined energy usage from buildout of the Plan would be less than significant. The Project would adhere to existing regulations, such as Title 24 energy efficiency standards, and 2040 GP policies regarding energy conservation. Impacts are anticipated to be less than significant.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>implementation contribute to reducing energy consumption through increasing energy efficiency, energy conservation, and use of renewable energy. The Revised Zoning Ordinance also includes a new section (Section 17.11.140) that provides regulations for wind energy conversion systems (WECS) which accommodates future development of renewable energy sources in the Planning Area. Therefore, implementation of the 2040 GP would not conflict with or obstruct implementation of the RPS, and no impact would occur.</p> <p>The 2040 GP builds upon the Sustainable Beaumont Plan and includes goal 8.3 and associated policies and implementation actions that require the City to establish GHG reduction targets, implement reduction measures, monitor and update programs that address energy from all sectors. Additional goals involve increasing energy conservation and efficiency, mixed-use development, alternative forms of transportation and investing in infrastructure for public and active transportation, all of which contribute to the reduction of electricity, natural gas, and transportation fuel. These goals and their associated policies and implementing actions would contribute to the reduction in energy demand throughout the city. Thus, implementation of the 2040 GP would not conflict with or obstruct implementation of the</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	Sustainable Beaumont Plan, and thus no impact would occur.			
<b>Wildfire</b>				
LTS	<p><i>Less than Significant</i></p> <p>The implementation of the General Plan and Revised Zoning does not propose any changes that will impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the City will comply with the Local Hazard Mitigation Plan and applicable General Plan Goals and Policies ensuring that emergency response plans and evacuation plans are provided. Impacts are considered less than significant with no mitigation necessary</p> <p>Buffering and distancing development through the General Plan policies will help to limit the exposure of residents to pollutants during fires. Evacuation routes and emergency preparedness will also further to remove residents from exposure during wildfire events to also reduce exposure during fire events. Therefore, with implementation of the applicable General Plan goals, policies, and implementation plans, impacts related to exposing project occupants to pollutant concentrations from a wildfire due to slope, prevailing winds, and other factors are considered less than significant with no mitigation necessary.</p> <p>Maintenance of existing infrastructure and the potential installation of new infrastructure for</p>	No mitigation measures are required.	<p><i>Less than Significant</i></p> <p>The site is not located within a State Responsibility Area or within an area of moderate, high, very high fire hazard severity. Impacts are anticipated to be less than significant with implementation of 2040 GP policies and actions and with compliance with existing regulations.</p>	Y

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	<p>future projects in the Project area would comply with the City of Beaumont’s fire code requirements new development projects and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. In addition, any development in the City would need to comply with the City’s building code and standard building permit review process as designated by the City Building and Safety Department, to ensure that new developments have access to necessary utilities, and any additional utility construction complies with all code requirements. Therefore, because development implemented through compliance with the General Plan and Revised Zoning Map will comply with applicable General Plan Goals, Policies and Implementation Plans, impacts related to installation and maintenance needs that can exacerbate fire risk are considered less than significant with no mitigation necessary.</p> <p>Maintenance of existing infrastructure and the potential installation of new infrastructure for future projects in the Project area would comply with the City of Beaumont’s fire code requirements new development projects and as such, will be reviewed by the Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. In addition, any development in the City would need to comply with the City’s building code and standard building permit</p>			

**TABLE 2: CEQA ENVIRONMENTAL TOPIC CHECKLIST**

Beaumont General Plan 2040 GPU PEIR			Proposed Project	
Impact	GPU PEIR Analysis	Mitigation	Potential Project Impact	Consistent with GPU PEIR? Y/N
	review process as designated by the City Building and Safety Department, to ensure that new developments have access to necessary utilities, and any additional utility construction complies with all code requirements. Therefore, because development implemented through compliance with the General Plan and Revised Zoning Map will comply with applicable General Plan Goals, Policies and Implementation Plans, impacts related to installation and maintenance needs that can exacerbate fire risk are considered less than significant with no mitigation necessary.			
LTS = Less than significant LTSWM = Less than significant with mitigation SU = Significant and unavoidable				

## 4. REFERENCES

- City of Beaumont. (2020a). *General Plan Land Use Map*. Retrieved July 3, 2025, from <http://www.beaumontca.gov/DocumentCenter/View/36839/Beaumont-Land-Use-Map-Final>
- City of Beaumont. (2020b). *Zoning Map*. Retrieved July 3, 2025, from <http://www.beaumontca.gov/DocumentCenter/View/36840/Beaumont-Zoning-Map-Final>
- City of Beaumont. (September 8, 2020c). *Draft Program Environmental Impact Report Beaumont General Plan SCH No. 2018031022*. Retrieved July 18, 2025, from <https://www.beaumontca.gov/121/General-Plan>
- City of Beaumont. (October 2020d). *Final Program Environmental Impact Report Beaumont General Plan SCH No. 2018031022*. Retrieved July 18, 2025, from <https://www.beaumontca.gov/121/General-Plan>
- City of Beaumont. (December 1, 2020e). *Beaumont General Plan*. Retrieved July 18, 2025, from <https://www.beaumontca.gov/121/General-Plan>
- City of Beaumont. (July 18, 2024). *Traffic Impact Analysis Guidelines for the City of Beaumont*. Retrieved August 15, 2025, from <https://www.beaumontca.gov/DocumentCenter/View/39117>
- County of Riverside. (2025). *Riverside County Map My County*. Retrieved July 3, 2025, from [https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)
- Department of Toxic Substances Control. (2025). *EnviroStor*. Retrieved July 7, 2025, from <https://www.envirostor.dtsc.ca.gov/public/>
- EPD Solutions, Inc. (June 11, 2025a). *Air Quality and Greenhouse Gas Tables for the Beaumont Residential Project*. **(Appendix A)**.
- EPD Solutions, Inc. (July 31, 2025b). *Vehicle Miles Traveled (VMT) Screening Analysis Memo*. **(Appendix E)**.
- ELMT Consulting. (April 23, 2025). *Biological Due Diligence Investigation for the Proposed TTM 38926 Project Located in the City of Beaumont, Riverside County, California*. **(Appendix B)**.
- Proactive Engineering Consultants, Inc. (November 14, 2024a). *Preliminary Drainage Report To Support Beaumont 46 Project Tract No. 38926*. **(Appendix C)**.
- Proactive Engineering Consultants, Inc. (October 2, 2024b). *Project Specific Water Quality Management Plan*. **(Appendix D)**.