

NOTICE OF AVAILABILITY

TO: Agencies, Organizations and Interested Parties

Date: December 15, 2021

SUBJECT: Notice of Availability of a Draft Environmental Impact Report in Compliance with Title 14, Section 15087 of the California Code of Regulations

The City of Beaumont is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Availability (NOA) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the proposed Project.

PROJECT TITLE: POTRERO LOGISTICS CENTER

PROJECT APPLICANT: ASM BEAUMONT INVESTORS, LLC

AGENCIES: The City of Beaumont requests your agency's views on the content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15087.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Beaumont requests your comments and concerns regarding the environmental issues associated with the construction an approximately 577,920-square foot "high-cube" logistics warehouse facility on approximately 31.3 acres.

PROJECT LOCATION: The Project site is located the western portion of the City of Beaumont (City), south of State Route 60 (SR-60), and approximately three miles west of Interstate 10 (I-10). As shown in Exhibit 1, Aerial Map, the site is bounded by SR-60 and a Specific Plan development area to the north, by the future alignment of Potrero Boulevard and vacant parcels to the east, by the unpaved alignment of 4th Street to the south, and by undeveloped parcels to the west. The site is comprised of Assessor Parcel Numbers (APNs): 424-010-020 (City of Beaumont), and 424-010-009 and 424-010-010 (County of Riverside).

PROJECT DESCRIPTION: The proposed Project is comprised of the following elements:

- Certification of the EIR;
- General Plan Land Use designation amendment on APNs 424-010-009 and 424-010-010;
- Prezoning to change the existing zoning of APNs 424-010-009 and 424-010-010 from the County's W-2-20 Controlled Development Area to the City's Manufacturing (M) Zone (with Residential Single-Family [RSF] Overlay Zone for APN 424-010-010);
- Plot plan approval;
- Variance for modifications to City parking standards;
- Dedicate and approve a portion of the right-of-way (ROW) for 4th Street to the City; and
- Approval of Annexation Request to the Local Agency Formation Commission (LAFCo).

The Project applicant proposes to construct a "high-cube" logistics warehouse building of approximately 577,920-square feet on approximately 31.3 acres (see Exhibit 2, Site Plan). Within the proposed warehouse building will be a single office spaces that would total approximately 10,000 square feet with a location yet to be determined. The Project would include associated facilities and improvements such as a perimeter fencing, parking, onsite and perimeter landscaping, lighting, and exterior sidewalks.

The Project includes two proposed extended detention basins (EBDs) located on the northerly and southerly portion of the Project site to help manage drainage flows as well as treat runoff. Landscaping provided would make up approximately 21 percent of the Project site. The Project would provide approximately 314 automobile parking stalls, 106 trailer stalls, and 112 dock doors.

Project implementation would include off-site improvements including utility connections and street improvements, expansion of sewer service, and storm drain improvements to serve the Project site. The site also includes a portion of the ROW for 4th Street, which runs east to west and divides the two County parcels. Approximately 3.16 acres of 4th Street will be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the proposed Project.

The Project would also include annexation of APNs 424-010-009 and 424-010-010 (Annexation Area). Annexation of these parcels would allow for development of the Potrero Logistics Center Project site. The proposed Project is comprised of APN 424-010-020 which was annexed into the City of Beaumont in 2016 and APN 424-010-009 (a portion of the Annexation Area) which is located in the County of Riverside. The City would approve the General Plan Amendment and prezone the property in anticipation of annexation. The provisions of the City General Plan and prezoned parcel would only take effect once the annexation process is complete. As such, the Project request will include approval by the City to seek annexation of the property to the City and to the Beaumont Cherry Valley Water District (BCVWD).

The current ROW for the Potrero Interchange encroaches into the Project site. When the ROW was initially acquired by the City of Beaumont, the limits were determined based on existing topography and done prior to entitlements being obtained for this (and other sites). At that time, discussions with the City of Beaumont confirmed that the ROW could be modified to accommodate the proposed Project as long as there wasn't any impact to the design of the on and off ramps for the interchange. The proposed Project includes a design option to revise the ROW lines. The construction of retaining walls and minor grading will be required to accommodate the current site plan and not impact the interchange as currently designed and approved.

The Project Applicant intends to request a variance to the City's parking standards as a part of the Plot Plan approval to reduce the required number of parking spaces. Section 17.05.040.C of the Beaumont Municipal Code (MC) states, no reduction of required parking spaces shall be allowed, except through approval of a variance in accordance with the provisions of Title 17.05 of the Beaumont Municipal Code. Thus, the warehouse development would be required to provide 578 parking spaces, according to §17.05.040 where one space per 1,000 square feet of gross floor area must be provided. The Project seeks a variance to the City's the parking requirements in § 17.05.040 of the Beaumont MC to allow for a reduction in the required number of parking spaces. The parking variance reflects how warehouse buildings have evolved with technology and staffing. The existing code requires for far more car parking stalls than would be needed or used. The parking modification request is to balances the size of the building, it's intended use, and the number of vehicle parking spaces and trailer stalls.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

POTENTIAL ENVIRONMENTAL EFFECTS: The City of Beaumont has prepared an Environmental Impact Report to evaluate the proposed Project's potential environmental impacts and analyzed Project alternatives. The environmental topic areas in the EIR include Aesthetics, *Air Quality*, Biological Resources, Cultural Resources, Energy, Geology and Soils, *Greenhouse Gas Emissions*, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, *Transportation*, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Significant unavoidable impacts are noted in *bold/italics*.

The EIR addressed the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluated the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the EIR. Mitigation was proposed for those impacts that are determined to be significant.

PUBLIC REVIEW PERIOD: This NOA and the Draft EIR will be available for public review and comment for a period of 45 days from the date posted above (between **December 15, 2021 and January 28, 2022**). Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project. This NOA and the Draft EIR are available for public review during regular business hours at the location listed below, and online at <https://www.beaumontca.gov/1125/Planning-Projects>. The City of Beaumont will accept comments that are written, emailed, faxed and/or any other format.

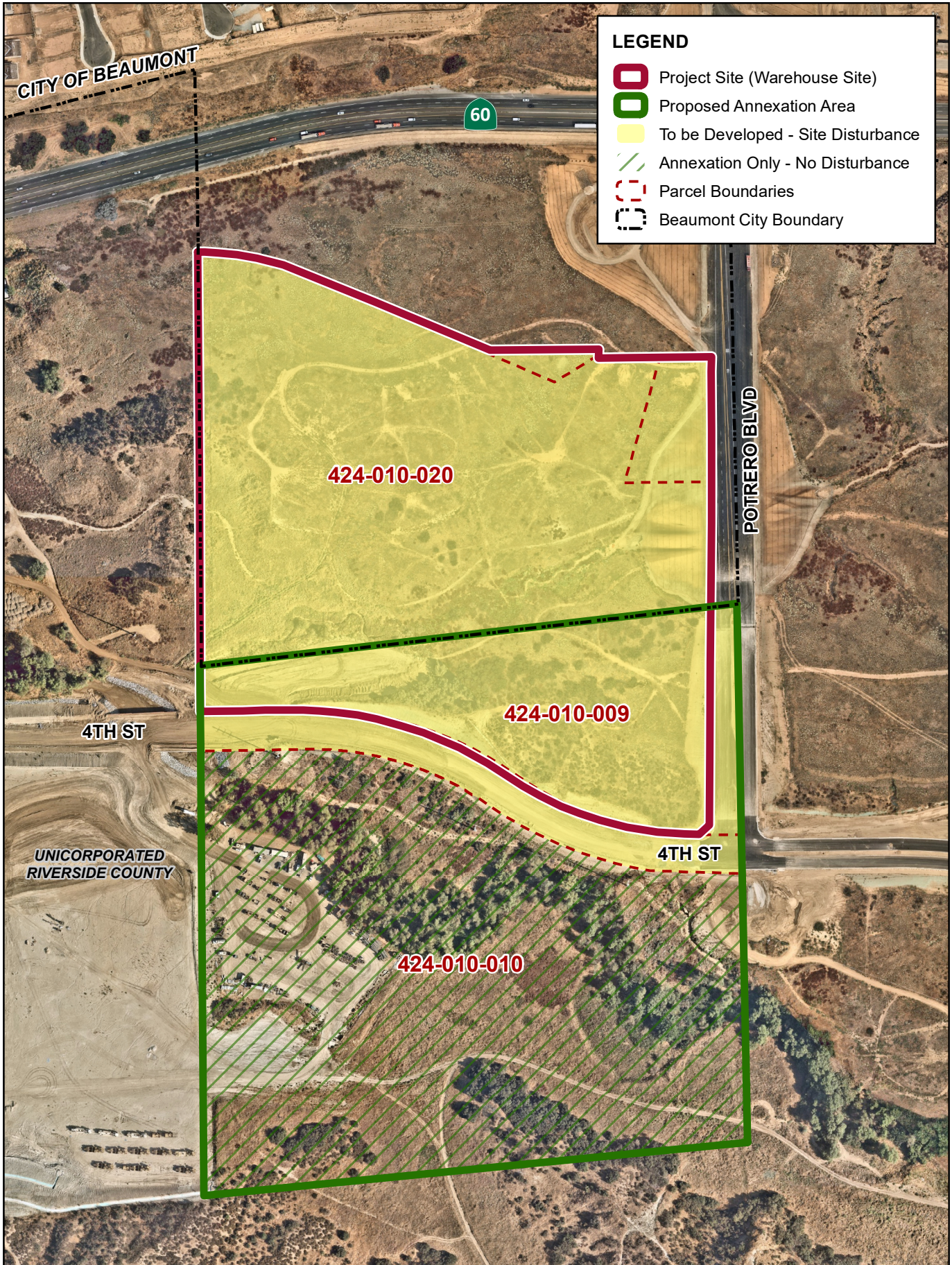
COMMENTS: In your comment, please indicate a contact person for your agency or organization and send your comments to:

Carole Kendrick, Planning Manager
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223
ckendrick@beaumontca.gov

In addition to mail, your comments may also be sent by FAX to 951.769.8526 or by email to ckendrick@beaumontca.gov and include ("Potrero Logistics Center" in the subject line).

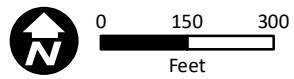
Attachments:

Exhibit 1 – Aerial Map
Exhibit 2 – Site Plan



Source: Near Map (Image dated 9/20/2019), Riverside County GIS (2020). C:\Users\Maria.Rodriguez\OneDrive - KHRIV\Projects\Caprock Potrero Warehouse EIR\Graphics\GIS\Beaumont\ProjectBoundaries.mxd

EXHIBIT 1: Aerial Map
Potrero Logistics Center



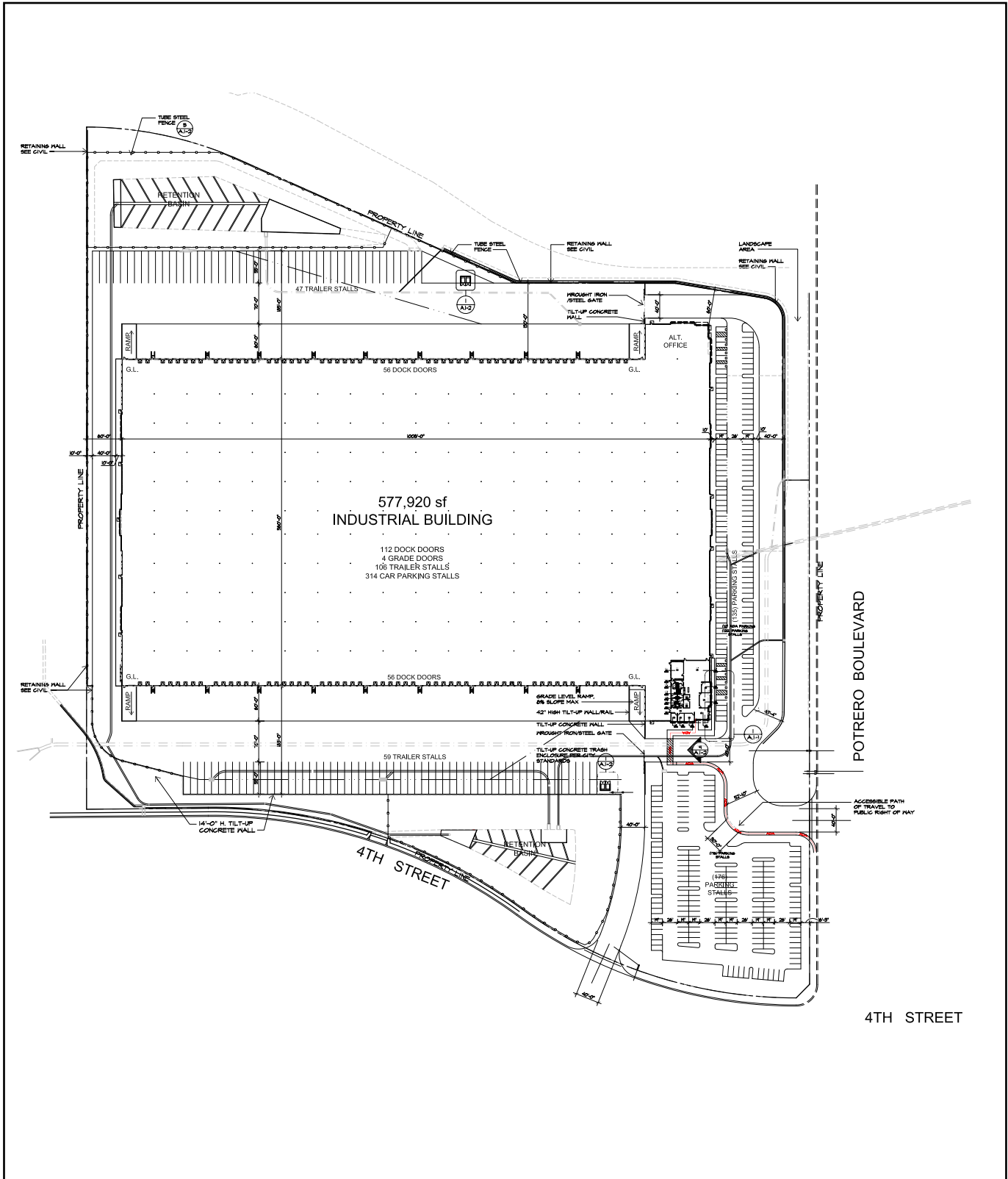


EXHIBIT 2: Site Plan
Potrero Logistics Center

