

NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

Date: August 5, 2022

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 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 Preparation (NOP) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

PROJECT TITLE: 2022 LEGACY HIGHLANDS SPECIFIC PLAN PROJECT

AGENCIES: The City of Beaumont requests your agency's views on the scope and 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 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: The City of Beaumont requests your comments and concerns regarding the environmental issues associated with preparing an Environmental Impact Report for the 2022 Legacy Highlands Specific Plan.

PROJECT LOCATION: The Legacy Highlands Project (the Project, or proposed Project) site encompasses 1,414.80 acres, located south of the SR-60 Freeway and east of Potrero Boulevard in the southwestern portion of the City of Beaumont. The following Assessor Parcel Numbers (APNs) are associated with the Project site: 424-050-002, -011, -012, 424-060-001, -006, -007, -008, -009, 424-070-002, 424-100-002, -003-, -005, -006, and -008.

PROJECT DESCRIPTION: The proposed Project includes Certification of the EIR, a General Plan Amendment, adoption of the Legacy Highlands Specific Plan, Pre-Zoning, LAFCO approval of an Annexation to the City of Beaumont, approval of Tentative Parcel Map(s), and the adoption of a Development Agreement.

The proposed Project includes the development of the following uses within 2 phases of development.

Phase 1:

- 3,580,200 square feet of high-cube transload/short-term storage warehouse use;
- 397,800 square feet of high-cube cold storage warehouse use; and
- 143,000 square feet of shopping center use.

Phase 2:

- 14,625,000 square feet of high-cube transload/short-term storage warehouse use; and
- 1,625,000 square feet of high-cube cold storage warehouse use.

The proposed Project would also include various on-site and off-site improvements including roadway improvements, utility connections, and rights-of-way to support the Project.

Table 1
Land Use Summary

Land Use	Acres	Square Footage
Industrial Planning Areas	798.94	10,023,800 to 20,228,000
Commercial	12.53	143,000
Open Space	602.26	-
Circulation	17.93	-
Total	1431.66	10,166,800 to 20,371,000

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 directed preparation of an Environmental Impact Report to evaluate the proposed Project’s potential environmental impacts and analyze Project alternatives. The environmental topic areas anticipated to be included in the EIR include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Tribal Resources, Utilities and Service Systems, and Wildfire.

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

PUBLIC REVIEW PERIOD: This NOP will be available for public review and comment for a period of 30-days from the date posted above. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Beaumont in the EIR. This NOP is available for public review during regular business hours at City Hall (address located below), and online at <https://www.beaumontca.gov/1277/Legacy-Highlands>. 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

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 "LEGACY HIGHLANDS" in the subject line.

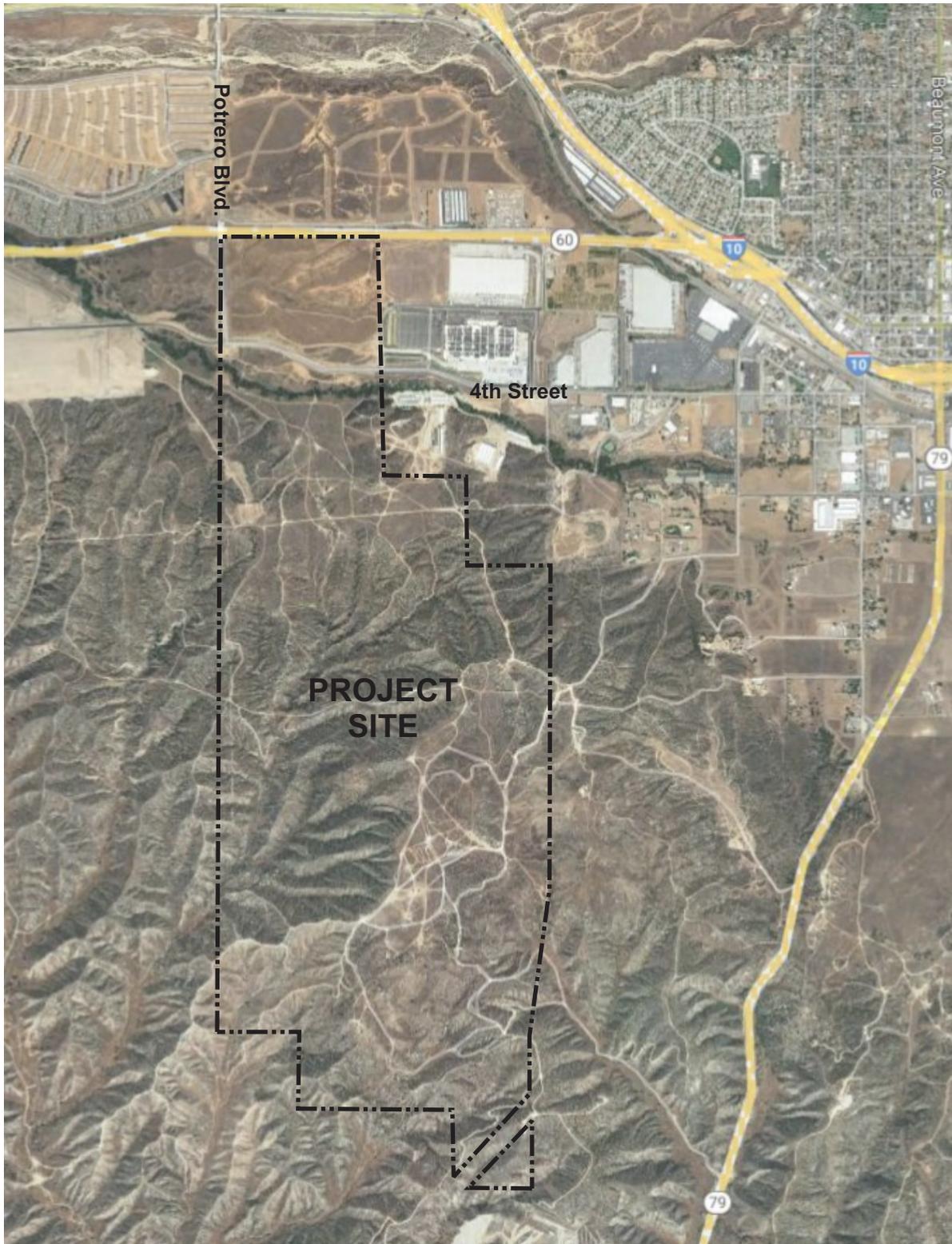
PUBLIC SCOPING MEETING: The City will hold an in-person Scoping Meeting to present updates on the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. In addition, a virtual attendance option is available as well. The scoping meeting will be held at the following, date, time, and location:

Scoping Meeting Date/Time/Location: **Thursday, August 18 at 5:30PM**

Beaumont Civic Center
City Council Chambers
550 E. 6th Street
Beaumont, CA 92223

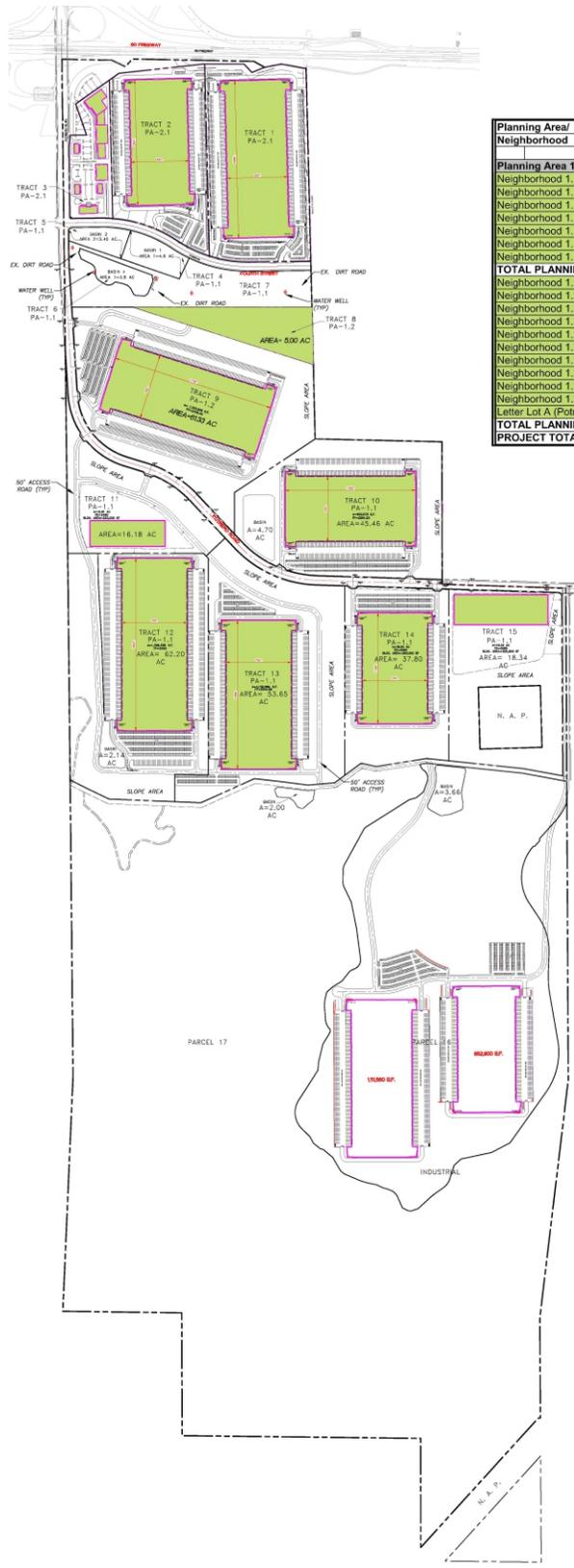
Attachments:

Exhibit 1 – Aerial View
Exhibit 2 – Site Plan



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.



Development Plan Statistical Summary Table

Planning Area/ Neighborhood	Parcel No.	Land Use Designation	Land Area Acres	Building S. F. Industrial/com From	Building S. F. Industrial/com To	S. Footage
Planning Area 1						
Neighborhood 1.1	Tract 1	Industrial	51.5	1,112,000	2,254,000	
Neighborhood 1.1	Tract 2	Industrial	41.07	853,000	1,724,000	
Neighborhood 1.1	Tract 3	Commercial	12.53	143,000	143,000	
Neighborhood 1.1	Tract 4	Basin 1	4.60			200,376
Neighborhood 1.1	Tract 5	Basin 2	3.40			148,104
Neighborhood 1.1	Tract 6	Basin 4	3.79			165,111
Neighborhood 1.1	Tract 7	Open Space	22.97			
TOTAL PLANNING AREA 1.1			140	2,108,000	4,121,000	513,591
Neighborhood 1.2	Tract 8	Industrial	13.20			
Neighborhood 1.2	Tract 9	Industrial	87.14	1,233,629	2,500,000	
Neighborhood 1.2	Tract 10	Industrial	65.59	992,675	2,000,000	
Neighborhood 1.2	Tract 11	Industrial	31.83	220,000	440,000	
Neighborhood 1.2	Tract 12	Industrial	66.40	1,309,338	2,670,000	
Neighborhood 1.2	Tract 13	Industrial	78.52	1,132,099	2,300,000	
Neighborhood 1.2	Tract 14	Industrial	47.62	851,090	1,700,000	
Neighborhood 1.2	Tract 15	Industrial	42.05	320,000	640,000	
Neighborhood 1.2	Tract 16	Industrial	210.69	2,000,000	4,000,000	
Neighborhood 1.2	Tract 17	Open Space	595.78			
Letter Lot A (Potrero Rd.)			15.98			
TOTAL PLANNING AREA 1.2			1274.80	8,058,831	16,250,000	0
PROJECT TOTAL:				10,166,831	20,371,000	513,591



NOT TO SCALE
Source: SRD Design Studio, Inc.; Applied Planning, Inc.