

DRAFT

Initial Study and Mitigated Negative Declaration

Xenia Multi-Family Residential Project

Beaumont, California

Lead Agency:

**City of Beaumont
550 East 6th Street
Beaumont, California 92223**



Prepared for:

**Beaumont Land Partners, LLC
556 South Fair Oaks Avenue, Suite 337
Pasadena, California 91105**

Prepared by:



**2681 Pullman Street
Santa Ana, California 92705**

May 2023

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DRAFT MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Beaumont

Project Proponent: Beaumont Land Partners, LLC

Project Location: The Project Site is located near the southeast corner of Xenia Avenue and 8th Street in the City of Beaumont. The 10.93-acre Project Site is currently vacant.

Project Description: The Proposed Project consists of constructing 16 apartment buildings, totaling 192 multi-family residential dwelling units, on approximately 10.93 acres. The residential structures would be two stories in height, of wood-framed construction, utilizing conventional shallow foundations and slab-on-grade. The Proposed Project would provide ancillary amenities such as a pool/recreation area, community club, and dog park. The Project also includes a water quality basin, parking/drive areas, underground utilities, and other improvements. The Project includes actions necessary to annex approximately 9.08 acres of the 10.93-acre Project Site to the Beaumont-Cherry Valley Water District (BCVWD) via the Riverside Local Agency Formation Commission (LAFCO).

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: Burrowing Owl Pre-Construction Surveys and Avoidance: The Project Area was determined to be suitable for burrowing owl due to the presence of suitable habitat and recent records of the species that have been recorded near the Project Site. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer, to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology will be consistent with the methods outlined in the CDFW *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and will consist of walking parallel transects 20 – 60 feet apart, adjusting for vegetation height and density as needed, and noting any potential burrows with fresh burrowing owl sign or presence of burrowing.

A qualified biologist shall conduct an additional pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24-hours prior to the start of ground-disturbing activities associated with construction activities to identify any additional

burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures. The results of the survey should be submitted to the City and CDFW within five days of survey completion.

If no burrowing owls are observed during the survey, Project site preparation and construction activities may begin, and no further action is necessary. If burrowing owls are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the City and CDFW. CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active burrowing owl burrows are detected, the Project Applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.

The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFG *Staff Report on Burrowing Owl* (March 2012) and MSHCP. The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City and Project Applicant shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

If burrowing owls are observed within Project site during Project implementation and construction, the Project Applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW for review and approval within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The City and the Project Applicant shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a preconstruction survey for burrowing owl shall be conducted and reported to CDFW as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW prior to the start of Project activities.

BIO-2: Biological Monitoring: A qualified biologist shall be present to monitor all initial ground disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey “sweeps” at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-construction Survey for Nesting Birds: Regardless of the time of year, the Project Applicant shall ensure a nesting bird survey is completed prior to the start of any development activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) within the Project Site. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project Site and adjacent areas where Project activities have the potential to cause nest failure.

The survey results shall be provided to the City’s Planning Department. The Project Applicant shall adhere to the following:

- Applicant shall designate a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
- Pre-construction surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat;

number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the City and CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

Cultural Resources

CUL-1: If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead federal agency, the lead CEQA agency, and landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under

CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 of the National Historic Preservation Act (NHPA), if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.

- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) by maintaining at least 50 feet of buffer in all directions. The archaeologist shall notify the County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

CUL-2: At the onset of construction, a Worker Environmental Awareness Program (WEAP) will be developed by the qualified professional archaeologist. A qualified professional archaeologist with experience with sensitive cultural resources in the region will present the WEAP to all personnel working in the Project Area (either temporarily or permanently) prior to the start of project activities. The WEAP may be videorecorded and used to train newly hired workers or those not present for the initial WEAP. The WEAP could include, but will not be limited to: discussions of the sensitive cultural resources associated with the project, project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with project permits and agreements, and contact information for the lead archaeologist. Logs of personnel who have taken the training will be kept on the site at the construction or project office.

Geology and Soils

- GEO-1:** The Project Applicant shall implement the Conclusions and Recommendations as listed in the final site-specific geotechnical report (Updated Geotechnical and Infiltration Evaluation for Proposed Multi-Family Residential Development: Xenia Apartment Project East of Xenia Avenue and about 200 Feet South of East 8th Street Beaumont, Riverside County, California, GeoTek 2022) or most recent site-specific geotechnical evaluation.
- GEO-2:** A qualified paleontological professional, as defined by the Society of Vertebrate Paleontology (2010) standards, will be retained by the Contractor. The qualified paleontological professional will draft the PRMP outlining protocols to be implemented during ground disturbance in case of discoveries. This mitigation and monitoring program shall be in place prior to any ground disturbance, based on the Western Science Center's findings and recommendations. The qualified paleontological professional will be present to monitor during ground disturbance activities to ensure the protection of paleontological resources, if any. If paleontological resources are discovered during construction, all work must halt within a 100-foot radius of the discovery. The on-site qualified paleontological professional shall notify the contractor and Project Applicant. They shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgement. The qualified paleontological professional will evaluate the significance of the find and recommend appropriate measures for the disposition of the site (e.g., fossil recovery, curation, data recovery, and/or monitoring). Construction activities may continue on other parts of the construction site while evaluation and treatment of the paleontological resource takes place.

Tribal Cultural Resources

- TCR-1: Unanticipated Discovery of Tribal Cultural Resources.** If potential TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to treatment directed by the City.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
AB	Assembly Bill
ADA	Americans with Disabilities Act
AF	Acre-Foot/Feet
AFY	Acre-Feet per Year
amsl	Above Mean Sea Level
APN	Assessor’s Parcel Number
AQMP	2016 Air Quality Management Plan
ASTM	American Society for Testing and Materials

Term	Definition
BANL	Baseline Ambient Noise Levels
BCVWD	Beaumont-Cherry Valley Water District
BMC	Beaumont Municipal Code
BMPs	Best Management Practices
BPD	Beaumont Police Department
BSU	Beaumont Groundwater Storage Unit
BUSD	Beaumont Unified School District
BWTP	Beaumont Water Treatment Plant
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH ₄	Methane
CHP	California Highway Patrol
City	City of Beaumont
CIWMP	Countywide Integrated Waste Management Plan
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CPUC	California Public Utilities Commission
dB	Decibel
dBA	A-weighted decibel
DDE	Dichlorodiphenyldichloroethylene
DHS	California Department of Health Services
DOC	Department of Conservation
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
ESSW	Earth Systems Southwest
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
GHG	Greenhouse Gas
HCM-6	Highway Capacity Manual Sixth Edition

Term	Definition
HRA Guidelines	Guidance Manual for Preparation of Health Risk Assessments
HVAC	Heating, Ventilation and Air Conditioning
I-10	Interstate 10
IS	Initial Study
kWh	Kilowatt Hours
LAFCO	Local Agency Formation Commission
LID	Low-Impact Development
L_{eq}	Equivalent Noise Level
LOS	Level of Service
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
mg/kg	Milligrams Per Kilogram
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MRZs	Mineral Resource Zones
MSHCP	Multiple Species Habitat Conservation Plan
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NO _x	Nitrogen Oxides
NRCS	Natural Resources Conservation Service
O ₃	Ozone
OCP	Organochlorine Pesticides
PM _{2.5}	Particulate matter with a diameter of 2.5 microns or less
PM ₁₀	Particulate matter with a diameter of 10 microns or less
PPV	Peak Particle Velocity
Project	Xenia Multi-Family Residential Project
PRC	Public Resources Code
PRG	Preliminary Remediation Goals
RCA	Regional Conservation Authority's
RCDWR	Riverside County Department of Waste Resources
RCFD	Riverside County Fire Department
RCTLMA	Riverside County Transportation and Land Management Agency
RWQCB	Regional Water Quality Control Board
SB	Senate Bill 100
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SF	Square Foot/Feet
SGPWA	San Geronio Pass Water Agency
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act of 1975

Term	Definition
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SOI	Sphere of Influence
SR	State Route
SRRE	Source Reduction and Recycling Element
Sustainable Beaumont	<i>Sustainable Beaumont: The City's Roadmap to Greenhouse Gas Reductions</i>
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCRs	Tribal Cultural Resources
TTLIC	Total Threshold Limit Concentration
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WWTP	Wastewater Treatment Plant

1.0 BACKGROUND

1.1 Summary

Project Title:	Xenia Multi-Family Residential Project
Lead Agency Name and Address:	City of Beaumont (City) 550 East 6th Street Beaumont, CA 92223
Contact Person and Phone Number:	Carole Kendrick, Planner Manager City of Beaumont 951-769-8520
Project Location:	The Project Site comprises 10.93 acres located east of Xenia Avenue and about 200 feet south of East 8th Street in the City of Beaumont (Assessor's Parcel Numbers (APN): 419-160-005, -024, 419-170-016, -017, -018, -022 and -027)
General Plan Designation:	Multi-Family Residential
Zoning:	Downtown Residential Multi-Family

1.2 Introduction

The City of Beaumont is the Lead Agency for this California Environmental Quality Act (CEQA) Initial Study (IS). This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Xenia Multi-Family Residential Project (Project) to satisfy CEQA (Public Resources Code [PRC], Section 21000 et seq.) and state CEQA Guidelines (Title 14, California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences before approving those projects. The City of Beaumont will use this CEQA Initial Study to determine which CEQA document is appropriate for the Project: Negative Declaration, Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR).

In accordance with CEQA, this Initial Study/Mitigated Negative Declaration (IS/MND) will be circulated for a 30-day public review and comment period. Written comments on the Draft IS/MND should be submitted to:

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

1.3 Surrounding Land Uses/Environmental Setting

The City of Beaumont is located in the westernmost portion of Riverside County and is bounded on the west by the City of Calimesa and unincorporated areas, on the north by unincorporated County areas (e.g., Cherry Valley), on the south by unincorporated County areas and the City of San Jacinto, and on the east by the City of Banning. The Project, as depicted on the U.S. Geological Survey Beaumont 7.5-minute topographic quadrangle, is located within Section 11, Township 3 South, Range 1 West.

Major transportation routes through the City include Interstate 10 (I-10), State Route (SR)-60, and SR-79. The City covers an area of 30.6 square miles and the Sphere of Influence (SOI) covers an additional 11.2 square miles. Urban land uses predominate in the City, while open space and protected habitat areas are located to the south and west of the City and within the SOI. The City is located at the peak of the San Gorgonio Pass, between San Bernardino and Palm Springs, with an elevation range of approximately 2,500 to 3,000 feet above sea level (City of Beaumont 2020a).

The Project Site comprises 10.93 acres, located east of Xenia Avenue and about 200 feet south of East 8th Street. The property consists of vacant land; however, the site was used as agricultural land in the 1990s and earlier. The property has a relatively flat terrain with elevations ranging from 2,607 feet Above Mean Sea Level (amsl) toward the north portion of the site to 2,600 feet amsl in the south portion. Surface drainage is generally to the south, with some minor local variations (Figures 1 and 2). The Project Site has not been previously graded or compacted.

The Project Site and its immediate vicinity is within the 6th Street Corridor Planning Area of the City General Plan, approved in March 2007. Development in this area is largely commercial and industrial in character with many single- and multifamily residences located between commercial parcels. The Project Site is bounded on the north by existing single-family residences; on the west by Xenia Avenue with apartment homes beyond; on the south by commercial properties and vacant land; and on the east by an apartment complex. The zoning designation for the site is Downtown Residential Multi-Family in the City of Beaumont Zoning Map. The City of Beaumont General Plan land use map designates the Project Site as Multi-Family Residential.

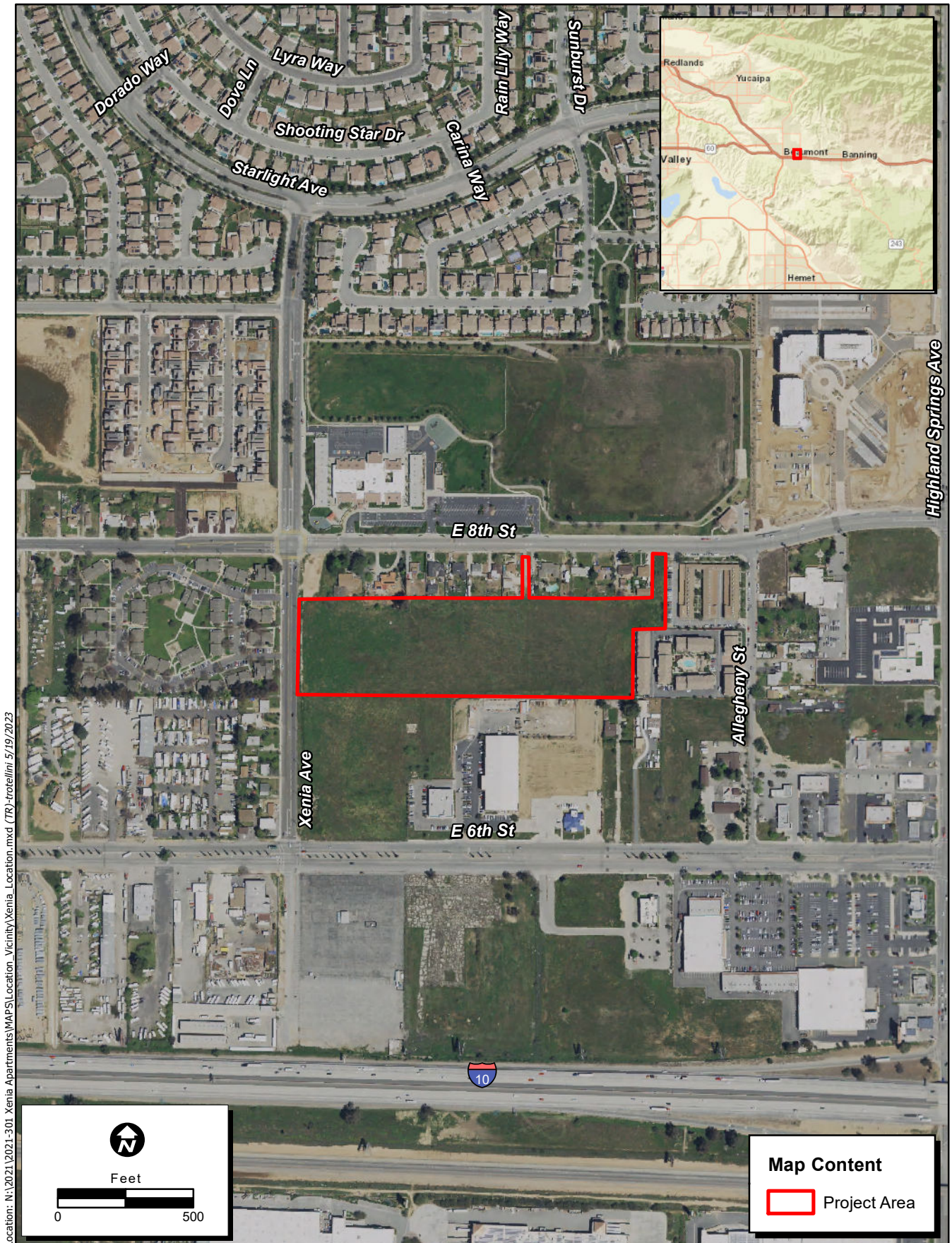
Location	General Plan Land Use Designations	Zoning Classifications
Site	Multi-Family Residential	Downtown Residential Multi-Family
North	Multi-Family Residential	Downtown Residential Multifamily
South	General Commercial	Sixth Street Mixed Use
East	Multi-Family Residential	Downtown Residential Multifamily
West	Multi-Family Residential	Downtown Residential Multifamily Residential Single Family

Source: City of Beaumont General Plan Land Use Map, City of Beaumont - Zoning Map Final



Figure 1. Project Vicinity

2021-301 Xenia Apartments



Location: N:\2021\2021-301_Xenia Apartments\MAPS\Location_Vicinity\Xenia_Location.mxd (TR)-trotellini_5/19/2023

Map Date: 8/5/2022
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), IGCC, (c) OpenStreetMap contributors, and the GIS User Community Photo Source: N/A/P

Figure 2. Project Location
 2021-301 Xenia Apartments

2.0 PROJECT DESCRIPTION

2.1 Project Characteristics

2.1.1 Residential Units

The Proposed Project consists of constructing 16 apartment buildings, totaling 192 multi-family residential dwelling units, on approximately 10.93 acres (Figures 3 and 4). The proposed residential units would be a mix of one- and two-bedroom units. The residential buildings would be two stories in height, of wood-framed construction, utilizing conventional shallow foundations and slab-on-grade. The Proposed Project would not provide any low income or affordable housing.

2.1.2 Amenities

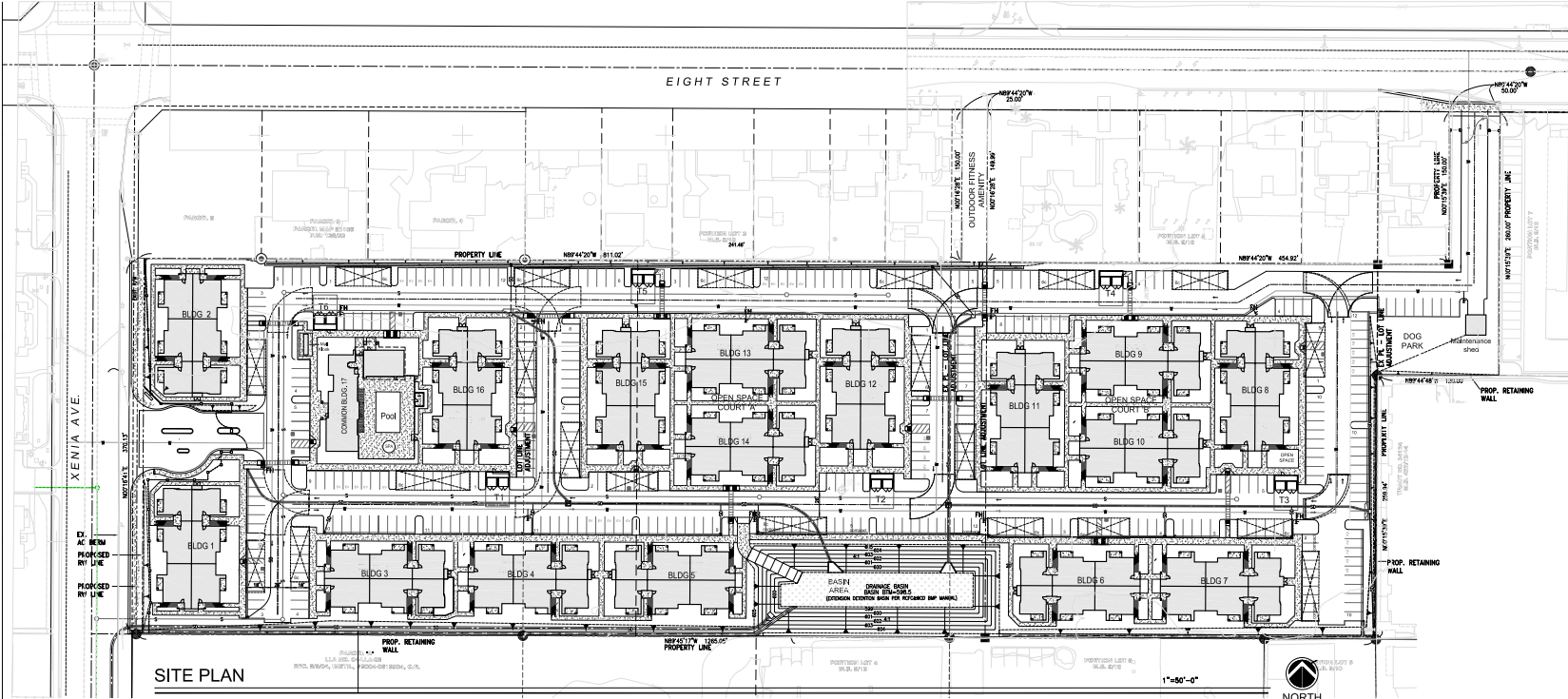
The Proposed Project would provide ancillary amenities such as a pool/recreation area, a 3,760 Square Foot (SF) community club, a 1,040-SF outdoor fitness center, and dog park. The preliminary plan for the outdoor exercise area includes: a yoga/stretching area and a variety of different pieces of outdoor fitness equipment (squats, inner thigh adductor, triceps press, rower, shoulder press, ab toner and stepper). The outdoor fitness equipment would be located over rubberize surfacing on the ground. The community building would provide space for a leasing office and business center. The Project would provide 92,617 SF of open space. The Project also includes a water quality basin, parking/drive areas, carports, underground utilities, and other improvements. The Project would construct a 6-foot masonry wall on the north, south, and west side of the Project Site, which will be installed after the grading, storm drain, and sewer improvements have been installed. After construction, the Project would retain the 6-foot noise barrier wall along the northern, eastern, and southern Project perimeter and a wrought iron fence is proposed along the western Project Site perimeter.

2.1.3 Parking and Circulation

The Project includes 413 parking spaces including 259 open stalls, 19 compact open stalls, six Americans with Disabilities Act (ADA) accessible stalls, 110 carports, 16 compact carports, and four ADA-accessible carports. Vehicular access for the Project is planned via the two gated-accessed ways: one full access unsignalized driveway along Xenia Avenue and one full access unsignalized driveway along 8th Street.

2.1.4 Earthwork and Grading

The site is currently vacant and is not expected to require demolition of any structures or hardscape. The Project is anticipated to require import of approximately 65,000 cubic yards of earthwork material during the grading phase. The water quality basin is planned to be constructed near the south property line and would be excavated to a depth of about five feet. Minor earthwork would be required for utility trench construction and backfill.



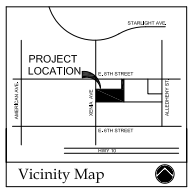
PROJECT DATA	
SITE ADDRESSES: XXX XENIA AVE BEAUMONT, CA	
OWNER: BEAUMONT LAND PARTNERS LLC ATTN: ERIC RAVIN 1833 VENTURA BLVD, SUITE 433 ENCLIN, CA 91436	
APN:	419-180-006, 024, 419-170-016, 017, 018, 022 & 027
AREAS:	TABLE SOA.4: BASIC ALLOWABLE STORY: 2-STORY TABLE SOA.2: BASIC ALLOWABLE AREA FACTOR: 24,000 SQ. FT. (50) NET AREA: 10,876 SQ. FT. (475,743 SF)
LEGAL DESCRIPTION:	BEING A SURVEY OF PARCELS 1 OF PARCEL MAP NO. 21139 AS SHOWN ON MAP IN BOOK 135, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF INVERESIDE, STATE OF CALIFORNIA AND PORTIONS OF LOTS 2, 5 AND 7 IN BLOCK 5 OF THE SUBDIVISION OF SECTIONS 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASIN AND MARIANA AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO IN THE COUNTY OF INVERESIDE, STATE OF CALIFORNIA.
EXISTING ZONING & LAND USE:	GENERAL PLAN LAND USE: DOWNTOWN MIXED USE (DMU) ZONING: DOWNTOWN MULTIPLE FAMILY RESIDENTIAL (DMF) MAX. DENSITY: 22 DWELLING UNITS PER AC
PROPOSED USE:	APARTMENTS / 1-2 OCCUPANCY COMMUNITY BUILD / A-3 OCCUPANCY GARAGES / U OCCUPANCY MISC. MAIL BOXES MAINTENANCE SHED

APPLICABLE CODES:	
Building:	2019 California Building Code (CBC)
Plumbing:	2019 California Plumbing Code
Mechanical:	2019 California Mechanical Code
Electrical:	2019 California Electrical Code
Fire:	2019 California Fire Code (FC)
Accessibility:	2019 California Building Code (Title 24, Part 2)
Energy:	2019 California Energy Code (Title 24, Part 6)
Sustainability:	2019 CALGreen Code
CODE ANALYSIS	
A-3 OCCUPANCY (COMMUNITY BUILDING)	
CONST. TYPE V-B	
SPRINKLERS: YES	40 FEET
TABLE SOA.4: BASIC ALLOWABLE STORY:	2-STORY
TABLE SOA.2: BASIC ALLOWABLE AREA FACTOR:	24,000 SQ. FT. (50)
R-2 OCCUPANCY (MULTI FAMILY)	
CONST. TYPE V-B	
SPRINKLERS: YES (NFPA-13R)	40 FEET
TABLE SOA.3: BASIC ALLOWABLE HEIGHT:	40 FEET
TABLE SOA.4: BASIC ALLOWABLE STORY:	2-STORY
TABLE SOA.2: BASIC ALLOWABLE AREA FACTOR:	7,000 SQ. FT. (130)
U OCCUPANCY (GARAGES)	
CONST. TYPE V-B	
SPRINKLERS: YES	40 FEET
TABLE SOA.3: BASIC ALLOWABLE HEIGHT:	40 FEET
TABLE SOA.4: BASIC ALLOWABLE STORY:	1-STORY
TABLE SOA.2: BASIC ALLOWABLE AREA FACTOR:	5,000 SQ. FT.

BUILDING / UNIT MIX COUNT							
BUILDING No.	A1	A2	B1	B2	C1	C2	DWELLING UNIT CT.
BLDG 1	2	2	2	2	2	2	12
BLDG 2	2	2	2	2	2	2	12
BLDG 3	2	2	2	2	2	2	12
BLDG 4	2	2	2	2	2	2	12
BLDG 5	2	2	2	2	2	2	12
BLDG 6	2	2	2	2	2	2	12
BLDG 7	2	2	2	2	2	2	12
BLDG 8	2	2	2	2	2	2	12
BLDG 9	2	2	2	2	2	2	12
BLDG 10	2	2	2	2	2	2	12
BLDG 11	2	2	2	2	2	2	12
BLDG 12	2	2	2	2	2	2	12
BLDG 13	2	2	2	2	2	2	12
BLDG 14	2	2	2	2	2	2	12
BLDG 15	2	2	2	2	2	2	12
BLDG 16	2	2	2	2	2	2	12
BLDG 17	2	2	2	2	2	2	12
SUB TOTAL	32	32	32	32	32	32	192
TOTAL	64	64	64	64	64	64	100%
	33%	33%	33%	33%	33%	33%	100%
TOTAL DWELLING UNITS PER AC = 192/10.93 = 17.5 D.U. PER AC							
OPEN SPACE REQUIREMENTS							
FOR MULTIFAMILY DEVELOPMENTS OF 20 OR MORE UNITS, EACH UNIT SHALL HAVE A MIN OF 200 SF OF USABLE OPEN SPACE.							
TOTAL 192 DU = 200 = 38,400 SF REQUIRED OPEN SPACE							
TOTAL OPEN SPACE PROVIDED							
PATIO / BALCONY							
EACH DWELLING UNIT HAS 70% OF OPEN SPACE WHICH WE CAN MULTIPLY BY 1.25 FOR OPEN SPACE = 70% x 1.25 = 87.5%							
= 192 D.U. x 87.5% = 16,800sf							
COMMUNITY BUILDING							
POOL AND DECK AREA = 4,462 sq. ft.							
FITNESS CENTER = 1,040 sq. ft.							
LANDSCAPE OPEN SPACE MIN 6 FOOT WIDTH = 8,885 sq. ft. (AT BLDG 12,13,14,15)							
OPEN SPACE COURT "A" = 5,893 sq. ft. (AT BLDG 8,10,11)							
DOG PARK = 6,732 sq. ft.							
FITNESS AMENITIES = 3,777 sq. ft.							
TOTAL OPEN SPACE PROVIDED = 44,197 sq. ft.							

BUILDING AREA TYPE 1 - 2 STORY (12 DWELLING UNITS)							
TYPE VS CONST. SPRINKLED 13R							
FIRST FLOOR AREAS (HABITABLE SPACE)							
UNIT TYPE	DESCRIPTION	LYING AREA	QTY.	DU x SUB TOTAL			
UNIT A1	1BR/1BA	774 sf	2	1,548 sf			
UNIT B1	2BR/2BA	1042 sf	2	2,084 sf			
UNIT C1	2BR/2BA	1074 sf	2	2,148 sf			
TOTAL 1st FLOOR HABITABLE BUILDING AREAS			6	5,780 sf			
AUXILIARY AREA (NON CONDITIONED SPACE)							
UNIT TYPE	DESCRIPTION	LYING AREA	COVERED ENTRY	WH	SUB TOTAL	QTY.	DU x SUB TOTAL
UNIT A1	1BR/1BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
UNIT B1	2BR/2BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
UNIT C1	2BR/2BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
TOTAL 1st FLOOR AUXILIARY AREA (NON CONDITIONED SPACE)						6	786 sf
TOTAL 1st FLOOR HABITABLE & NON CONDITIONED BUILDING AREAS						6	6,566 sf
SECOND FLOOR AREAS (HABITABLE SPACE)							
UNIT TYPE	DESCRIPTION	LYING AREA	COVERED ENTRY	WH	SUB TOTAL	QTY.	DU x SUB TOTAL
UNIT A1	1BR/1BA	774 sf	41 sf	18 sf	131 sf	2	262 sf
UNIT B1	2BR/2BA	1042 sf	41 sf	18 sf	131 sf	2	2084 sf
UNIT C1	2BR/2BA	1074 sf	41 sf	18 sf	131 sf	2	2148 sf
TOTAL 2ND FLOOR HABITABLE BUILDING AREAS						6	5,780 sf
AUXILIARY AREA (NON CONDITIONED SPACE)							
UNIT TYPE	DESCRIPTION	LYING AREA	COVERED ENTRY	WH	SUB TOTAL	QTY.	DU x SUB TOTAL
UNIT A1	1BR/1BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
UNIT B1	2BR/2BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
UNIT C1	2BR/2BA	72 sf	41 sf	18 sf	131 sf	2	262 sf
TOTAL 2ND FLOOR AUXILIARY AREA (NON CONDITIONED SPACE)						6	786 sf
TOTAL 2ND FLOOR HABITABLE & NON CONDITIONED BUILDING AREAS						6	6,566 sf
TOTAL BUILDING AREA (HABITABLE SPACE)						12	11,346 sf
TOTAL BUILDING HABITABLE AREA & NON CONDITIONED SPACE							13,132 sf
COMMUNITY BUILDING - 1 STORY		COVERED PARKING AREAS					
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION				
COMMUNITY BUILDING AREA	1/2 - 3,760sf	5 ADA STALL (20'x18')	900sf				
MAIL BOX KIOSK	35sf	5 VAN ADA STALL (8'5"x18')	854sf				
MAINTENANCE BLDG	400sf	8 STALL (8'4"x18')	976sf				
TRASH ENCLOSURES	442sf x (6)	8 STALL (7'2"x18')	1,284sf				

PARKING REQUIRED		PARKING PROVIDED	
UNIT TYPES	UNITS	RATIO	QTY.
1 BR/1 BA	64	1:25	80
2 BR/2 BA	128	2	256
TOTAL UNITS	192		336
TOTAL COVERED PARKING			336
REQ'D COVERED PARKING			
UNIT TYPES	NO. OF UNITS	QTY.	
ZERO FOR 1BR UNITS	64 D.U.	0	
(1) STALL FOR 2BR UNITS	128 D.U.	128	
TOTAL COVERED PARKING REQ'D		128	
REQ'D ACCESSIBLE PKG			
PER CBC SECTION 1109A.4 PER SECTION			
1109A.4 "ASSIGNED PARKING" AT LEAST 2% OF THE ASSIGNED PARKING SPACES SHALL BE ACCESSIBLE AT EACH TYPE OF PARKING FACILITY. AT LEAST 1 SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE PROVIDED 2% ACCESSIBLE PARKING OF EACH TYPE:			
UNIT TYPES	NO. OF UNITS		
COVERED STALLS	288 x .02 = 6 STALLS MIN		
REQ'D FUTURE EV STALLS			
PER CALGREEN 2019 TABLE 5.106.5.3.3			
TOTAL NUMBER OF STALLS REQ'D AND OVER SHALL REQUIRE 10% OF NUMBER OF STALLS TO BE IDENTIFIED FOR FUTURE EV STALLS			
TOTAL STALLS PROVIDED	408 x 10% = 41 EV STALLS		



Mult-Family Project
XXX XENIA AVE.
Beaumont, CA



Date: 09.13.22
Drawn By: Susan Jones
Project # 20224

Overall Site Plan

Revisions
A x

SHEET No.
A1.0



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 3. Project Site Plan
2021-301.01 Xenia Multi-Family Residential Project



Front Elevation - (Rear similar opposite)

3/16"=1'-0"



Side Elevation

3/16"=1'-0"



Side Elevation

3/16"=1'-0"



2.1.5 Beaumont-Cherry Valley Water District Annexation

As of September 2022, the BCVWD service area covers approximately 28 square miles, virtually all of which is in Riverside County and includes the City of Beaumont and the community of Cherry Valley. The Project Site is within the BCVWD SOI boundaries but outside of the water service area boundaries. The Project Site would be serviced by BCVWD after annexation.

The Proposed Project's discretionary approvals includes actions necessary to annex approximately 9.08 acres of the Project Site to the BCVWD via the Riverside LAFCO. A water main would be extended onto the Project Site from an existing line in 8th Street and a sewer main would be extended onto the Project Site from an existing line in Xenia Avenue. The following parcels would be annexed into the BCVWD:

- Parcel 1: APN: 419-170-022-6
- Parcel 1: Portion of APN: 419-170-027-1
- Parcel 2: APN: 419-170-016-1
- Parcel 3: APN: 419-170-017-2
- Parcel 4: APN: 419-170-018-3
- Parcel 5: APN: 419-160-005-0
- Parcel 6: APN: 419-160-024-7

2.2 Project Construction Timing

Construction of the Project is estimated to begin in the year 2023 and last approximately 18 months. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2024 (RK Engineering Group, Inc. 2022a).

2.3 Regulatory Requirements, Permits, and Approvals

The Proposed Project would require the following approvals and regulatory permits:

- Statewide Construction General Permit by the State Water Resources Control Board (SWRCB)
- Project approval by the City of Beaumont
- Issuance of building permits by the City of Beaumont
- Annexation of portions of the 10.93-acre Project Site to the BCVWD

2.4 Consultation With California Native American Tribe(s)

In accordance with Assembly Bill 52, the City contacted ten culturally affiliated Native American tribes in November 7, 2022 to extend the opportunity to consult on the project's potential effects to tribal cultural resources. The Augustine Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians

responded and did not request consultation. Because neither tribe requested consultation, the City examined other lines of evidence to assess the impacts to tribal cultural resources.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is a *Potentially Significant Impact*, as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

Determination

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

Carole Kendrick

Carole Kendrick
Planner Manager

9.08.2023

Date

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4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Environmental Setting

4.1.1.1 State Scenic Highways

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. The California Department of Transportation (Caltrans) can designate a highway as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view.

There are no State Scenic Highways in the City of Beaumont or in the vicinity of the Project Site (Caltrans 2019). The nearest eligible State Scenic Highway is SR-243 approximately 3.8 miles southeast of the Project Site.

4.1.1.2 General Plan

The City of Beaumont is located in north-central Riverside County, at the summit of the San Gorgonio Pass. Beaumont is bounded on the west by the City of Calimesa, on the north by the unincorporated community of Cherry Valley; on the south by I-10; and on the east by the City of Banning. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles northeast of the City of Riverside; and 21 miles southeast of the City of San Bernardino.

The City is located in the San Gorgonio Pass, which serves as a link from the central Inland Empire to the west with the Coachella Valley desert to the east. Primary vistas of the Pass area are the San Gorgonio Mountains and the San Bernardino Mountains to the north and the San Jacinto Mountains to the southeast. Intermittent views of the mountains can be seen along major thoroughfares in the area. An open space area referred to as the *Badlands* is located within the southwestern portion of the City. The Badlands is topographically characterized by deeply dissected ravines with intervening ridgeline (City of Beaumont 2020a; 2020b). The San Timoteo Badlands area is considered a scenic vista according to the City's General Plan; therefore development proposals within the Badlands area will be given special attention by the City.

4.1.1.3 Visual Character of the Project Site

The Project Site comprises 10.93 acres located east of Xenia Avenue and about 200 feet south of East 8th Street. The property consists of vacant land; however, the site was used for agriculture in the 1980s and earlier (West Coast Environmental and Engineering 2006). The property has a relatively flat terrain with elevations ranging from 2,607 feet amsl toward the north portion of the site to 2,600 feet amsl in the south portion. Surface drainage is generally to the south, with some minor local variations. The Project Site has been repeatedly disturbed through repeated mechanical disturbance for weed abatement as well as off-road vehicle use and trash dumping. There are no standing structures on the Project Site. A

concrete foundation approximately 20 feet long by 10 feet wide is located near the northern boundary of the Project Site. This foundation is approximately eight inches above the ground surface and is not visible from public viewpoints on East 8th Street because it is behind the existing houses on East 8th Street. The foundation is more than 350 feet from the nearest public viewpoints on Xenia Avenue and is not generally visible due to its low profile.

Near the Project Site, Xenia Avenue offers distant views of the San Bernardino Mountains to the north and San Jacinto Mountains to the southeast. These distant views are partially obscured by intervening structures, landscaping, and above-ground utilities.

4.1.2 Aesthetics (I) Environmental Checklist and Discussion

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Project Site has a General Plan designation of Multi-Family Residential. Given the nature of the Proposed Project as a multi-family residential development, the Proposed Project would be consistent with the General Plan designation.

The Project Site is surrounded by vacant land to the south and residential uses to the north, west, and east. Xenia Avenue offers distant views of the San Bernardino Mountains to the north and San Jacinto Mountains to the southeast. These distant views are partially obscured by intervening structures, landscaping, and above-ground utilities. The existing foundation on the Project Site is not a scenic resource and its removal would not adversely affect a scenic vista. The Project Site is approximately 10 miles southeast of the San Timoteo Badlands; implementation of the Proposed Project would not have an effect on this scenic resource.

The proposed two-story residential units would reach a maximum of 29 feet 10 inches in height, which would be comparable to the residential developments in the vicinity of the Project Site, including two-story townhomes located east of the Project Site, and two-story apartment buildings located to the west. Therefore, the Proposed Project is not anticipated to significantly obstruct natural scenic views or vistas. A less than significant impact would occur and no mitigation measures are required.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project is not located within or near a state scenic highway. Therefore, no impact would occur.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project is in an urbanized area and the site is currently zoned for Downtown Multi-Family Residential use and designated in the General Plan for Multi-Family Residential. The surrounding area includes single family and multifamily uses including townhomes and apartments. The Project would alter the vacant character of the Project Site by developing two-story apartment buildings, a pool/recreation area, community club, dog park, and parking areas. The Proposed Project would maintain similar aesthetics and building design as the surrounding land uses and would be consistent with the City General Plan designation. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Project Site is currently undeveloped and therefore contains no sources of existing light or glare. The site is surrounded by residential uses to the north, west and east that produce ambient nighttime light. Street lighting is located along the northern side of 8th Street, north of the Project Site.

Construction Lighting

No construction would occur at nighttime. Therefore, there would be no impact related to lighting during construction.

Operational Lighting

The Project would introduce new sources of light and glare to the site from lighting for residential units, community building, parking lots, pedestrian pathways, landscaping, and signage. The amount of lighting proposed would be appropriate for a multi-family residential development, consistent with security purposes, and would be similar to ambient lighting produced by the surrounding residential neighborhoods. As a multifamily residential project, Project lighting is not expected to have a significant impact on the night sky, as it would only incrementally add to the existing background light levels as a result of surrounding residential development. The Proposed Project would comply with City regulations and design standards, including the use of shielding around light fixtures at the edge of the Project Site to minimize spillover effects on surrounding properties. Due to the developed nature of surrounding properties and the shielded design of proposed light fixtures on the site, impacts from lighting would be less than significant.

Construction and Operational Glare

The reflection of sunlight is the primary potential producer of glare from glass and metallic surfaces. New sources of glare would include glare from construction vehicles on site during Project construction. During Project operation, sources of glare include headlights from cars entering and leaving the site at night, as well as windows on cars and buildings, which could reflect sunlight during certain times of the day. Architectural glass with low glare characteristics, as well as fencing and landscaping around the perimeter of the Project Site, would minimize light and glare impacts on surrounding properties. Adherence to Beaumont Municipal Code (BMC) Chapter 8.50 Outdoor Lighting requirements would reduce light and glare impacts to a less than significant level.

4.1.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Environmental Setting

Forest land, as defined by PRC Section 12220(g), is defined as follows:

“...land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

Timberland, as defined by PRC Section 4526, is defined as follows:

“...land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products,

including Christmas trees. Commercial species shall be determined by the board on a district basis.”

Timberland zoned Timberland Production, as defined by PRC Section 51104(g), is defined as:

“...an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision h.”

According to the California Department of Conservation (DOC) Important Farmland Finder, the Project Site is classified as Urban and Built-Up Land. The site is neither located on or near Prime Farmland nor under a Williamson Act Contract (DOC 2022). The Project Site is zoned Downtown Residential Multi-Family and is not zoned as forest land or agriculture (City of Beaumont 2020a). The Project Site and surrounding properties are not currently used for agriculture or timberland production, as defined by the California PRC.

4.2.2 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

According to the Beaumont Land Use Plan, no land in the City is zoned for agricultural uses (City of Beaumont 2020a). The Project Site was historically used for agricultural uses, which may have included crops or livestock grazing, from approximately 1949 into the 1980s (West Coast Environmental and Engineering 2006). The Project Site is currently undeveloped and is surrounded by commercial, industrial, and residential uses. The California Mapping and Monitoring Program Important Farmlands Map lists the Project Site as Urban and Built-Up Land. Therefore, the Proposed Project would not convert Farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site is not located on land zoned for agricultural use. According to the California Important Farmland Finder, the Project Site is mapped as Urban and Built-Up Land and not an agricultural preserve subject to a Williamson Act contract (DOC 2022). The Proposed Project would not conflict with zoning for agricultural use or a Williamson Act contract. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project is located on vacant land surrounded by residential and commercial land uses. The Project Site is not located on land designated for forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site is not zoned for forest land, timberland, or Timberland Production (DOC 2022). Therefore, the Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site and surrounding properties are not designated for agriculture use. Areas to the north, east, south, and west of the Project Area are on land designated as Urban and Built-Up Land (DOC 2022). Development on the Project Site would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.2.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.3 Air Quality

4.3.1 Environmental Setting

This section is based in part on the results of the *Xenia Multifamily Residential Project Air Quality and Greenhouse Gas Impact Study* performed by RK Engineering Group, Inc. in December 2022 (RK Engineering 2022a; Appendix A). The purpose of that assessment was to estimate criteria air pollutants attributable to the Project and determine the level of impact the Project would have on the environment. The methodology follows the California Air Resources Board (CARB), the South Coast Air Quality Management District (SCAQMD), and City of Beaumont recommendations for quantification of emissions and evaluation of potential impacts.

The Project Site is located near the southeast corner of Xenia Avenue and East 8th Street, in the City of Beaumont. The Project Site is located within the South Coast Air Basin (SoCAB), the SCAQMD Banning Pass General Forecast Area, and the Banning Pass Area Air Monitoring Area-29. The SoCAB occupies the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter. The mountain ranges to the east affect the diffusion of pollutants by inhibiting the eastward transport of pollutants. Air quality in the SoCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions.

Both the U.S. Environmental Protection Agency (USEPA) and CARB have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called *criteria pollutants* because the health and other effects of each pollutant are described in criteria documents. The six criteria pollutants are Ozone (O₃), Carbon Monoxide (CO), Particulate Matter (PM), Nitrogen Oxides (NO_x), Sulfur Dioxide (SO₂), and lead. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The portion of Riverside County encompassing the Project Site is designated as nonattainment areas for O₃ and fine particulate matter (PM_{2.5}) under the federal standards and O₃, coarse particulate matter (PM₁₀) and PM_{2.5} under the state standards (CARB 2019).

The SCAQMD is the local air quality regulating authority in the Riverside County portion of the SoCAB. The SCAQMD's primary responsibility is ensuring that the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are attained and maintained in the Riverside County and San Bernardino portions of the SoCAB. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

The following is a list of noteworthy SCAQMD rules that are required of construction activities in the Project Area:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible PM are prohibited from crossing any property line. This rule is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM₁₀ suppression techniques are summarized below.
 - a) Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
 - b) All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - c) All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
 - e) Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.
- **Rule 445** restricts wood burning devices from being installed into any new development and is intended to reduce the emissions of particulate matter for wood burning devices.

- **Rule 1113** governs the sale, use, and manufacturing of architectural coating and limits the Volatile Organic Compounds (VOC) content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.
- **Rule 1143** governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.
- **Rule 1186** limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

4.3.2 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

As part of its enforcement responsibilities, the USEPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the NAAQS and CAAQS. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project Site is located within the Riverside County portion of the SoCAB, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which this region is in nonattainment. To reduce emissions for which the Riverside County portion of the SoCAB is in nonattainment, the SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes programs of rules and regulations directed at reducing air pollutant emissions and achieving the NAAQS and CAAQS. The Revised Draft 2022 AQMP is currently available as a public review draft; however, because it has not yet been adopted, the 2016 AQMP is the relevant AQMP for this analysis.

Pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the Southern California Association of Governments' (SCAG) latest Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed, which are detailed below.

4.3.2.1 Criterion 1

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

- a) *Would the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new air quality violations?*

As shown in Tables 4.3-1 and 4.3-2 (Threshold b) below), the Proposed Project would result in emissions that would be below the SCAQMD regional and localized thresholds during construction. The Proposed Project would not include the provision of new permanent stationary or significant mobile sources of criteria air pollutant emissions, and therefore, by its very nature, would not generate substantial criteria emissions from Project operations. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations and would not have the potential to cause or affect a violation of the ambient air quality standards.

- b) *Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

As shown in Table 4.3-2, the Proposed Project would generate emissions below the SCAQMD regional thresholds for construction. Because the Project would result in less than significant regional emission impacts, it would not delay the timely attainment of air quality standards or AQMP emissions reductions.

4.3.2.2 Criterion 2

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the SoCAB focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining Project consistency focuses on if the Proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining if a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

- a) *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2016 AQMP?*

The Proposed Project consists of constructing 16 apartment buildings, totaling 192 multi-family residential dwelling units, on approximately 10.93 acres. The Project Site is located within the Downtown Residential Multi-Family zone. Multiple family apartments are a permitted use per *Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown* of the BMC; thus the Project is consistent with land use projections in the City's General Plan. As such, the Project would not conflict with the land use assumptions or exceed the population or job growth projections used by SCAQMD to develop the 2016 AQMP.

b) Would the project implement all feasible air quality mitigation?

To further reduce emissions, the Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 402, 403, 445, 1113, and 1143. SCAQMD Rule 402 prohibits the discharge, from any source whatsoever, in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible PM are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM₁₀ emissions from any transportation, handling, or construction activity that has the potential to generate fugitive dust. As such, the Proposed Project meets this consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?

The determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality. As shown in Tables 4.3-1 through 4.3-3, the Proposed Project would not exceed applicable SCAQMD thresholds of significance during construction or operation. The Proposed Project would not result in a long-term impact on the region's ability to meet state and federal air quality standards. The Proposed Project's long-term influence would also be consistent with the goals, objectives, and strategies of the SCAQMD's 2016 AQMP. The Project would be consistent with the emission-reduction goals of the 2016 AQMP and no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.**4.3.2.3 Construction Impacts**

Daily air quality emissions include both on-site and off-site emissions associated with construction of the project. Regional daily emissions of criteria pollutants are compared to the SCAQMD thresholds of significance. As shown in Table 4.3-1, daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance. California Emissions Estimator Model (CalEEMod) daily emissions outputs are provided in Appendix A.

Table 4.3-1. Daily Construction Emissions						
Activity	Maximum Daily Emissions (lbs/day)¹					
	VOC	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	0.53	2.06	21.53	0.04	7.78	3.98
Grading	1.43	32.00	41.19	0.21	9.02	3.19
Building Construction	1.09	4.39	24.35	0.05	2.71	0.77
Paving	0.82	1.25	17.81	0.02	0.21	0.08
Architectural Coating	62.51	0.21	3.18	0.01	0.48	0.13
Maximum¹	62.51	332.00	41.19	0.21	9.02	3.98
<i>SCAQMD Threshold</i>	75	100	550	150	150	55
Exceeds Threshold	No	No	No	No	No	No

¹Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

The Project must follow mandatory SCAQMD rules and requirements with regards to fugitive dust control, as described in Section 4.3.1. Compliance with the standard dust control measures is considered to be part of the conditions of approval for the project and built into the design features.

Table 4.3-1 shows that the Project's daily construction emissions would be below the applicable SCAQMD air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation.

Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Based on the analysis above, Project-related short-term (construction) air quality impacts are less than significant.

Localized Construction Emissions

As shown in Table 4.3-2, Project construction emissions would be below the SCAQMD thresholds of significance for localized construction emissions. The Project must follow all standard SCAQMD rules and

requirements with regards to fugitive dust control. Thus, the Project would result in less than significant localized construction emissions impacts.

Table 4.3-2. Localized Construction Emissions				
LST Pollutants	Maximum Daily Emissions (lbs/day)¹			
	NO_x (lbs/day)	CO (lbs/day)	PM₁₀ (lbs/day)	PM_{2.5} (lbs/day)
On-site Emissions ¹	3.30	33.00	7.58	3.93
SCAQMD Construction Threshold ²	205.7	2,382.8	17.3	9.3
Exceeds Threshold:	No	No	No	No

¹Maximum daily emission during summer or winter; includes on-site project emissions only.

²Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. State Responsibility Area-29, Banning Airport, 4-acre site, receptor distance 25 meters. LST=Localized Significance Threshold

4.3.2.4 Long-Term Operational Impacts

Daily Operational Impacts

Table 4.3-3 shows the daily operational emissions and compares the results to SCAQMD thresholds of significance. The Project is not expected to exceed any of the allowable daily emissions thresholds for criteria pollutants at the regional level. California Emissions Estimator Model (CalEEMod) daily emissions outputs are provided in Appendix A.

Table 4.3-3. Daily Operational Emissions						
Activity	Maximum Daily Emissions (lbs/day)¹					
	VOC	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile Sources	4.94	5.26	48.50	0.10	11.29	3.05
Energy Sources	0.09	0.73	0.31	0.00	0.06	0.06
Area Sources	4.68	0.18	15.85	0.00	0.09	0.09
Total:	9.71	6.17	64.66	0.11	11.43	3.20
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceeds Threshold:	No	No	No	No	No	No

¹Maximum daily emission during summer or winter; includes both on- and off-site Project emissions.

²Daily emissions reports are provided in Appendix A.

The Project's daily operational emissions will be below the applicable SCAQMD air quality thresholds of significance and the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing

emissions which exceed quantitative thresholds for ozone precursors). Based on this analysis, Project-related long-term (operational) air quality impacts are less than significant.

Localized Operational Emissions

As shown in Table 4.3-4, Project operational emissions would be below the SCAQMD thresholds of significance for localized operational emissions. Thus, the Project would result in less than significant localized operational emissions impacts.

Table 4.3-4. Localized Operational Emissions				
LST Pollutants	Maximum Daily Emissions (lbs/day)¹			
	NO_x (lbs/day)	CO (lbs/day)	PM₁₀ (lbs/day)	PM_{2.5} (lbs/day)
On-site Emissions ¹	1.18	18.59	0.7	0.3
SCAQMD Operation Threshold ²	205.7	2,382.8	5.0	2.6
Exceeds Threshold:	No	No	No	No

¹Maximum daily emission in summer or winter.

²Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the Project Site.

LST=Localized Significance Threshold

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.3.2.5 Construction

Fugitive Dust

The Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land-clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust be controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site.

To ensure full compliance with the applicable dust control standards, the following Project design features are recommended for the Project:

- DF-1** The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:
1. All active construction areas shall be watered two times daily.
 2. Speed on unpaved roads shall be reduced to less than 15 mph.
 3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
 6. Access points shall be washed or swept daily.
 7. Construction sites shall be sandbagged for erosion control.
 8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
 9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least two feet of freeboard space in accordance with the requirements of California Vehicle Code Section 23114.
 10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
 11. Replace the ground cover of disturbed areas as quickly possible.

Asbestos

Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the USEPA. Asbestos fibers imbedded within construction materials become a health hazard once they are disturbed and rendered airborne, such as through physical contact like building renovation and demolition activities. Asbestos is regulated through the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and SCAQMD is the local enforcement authority for asbestos. The Project would not require the demolition of existing building or structures; therefore, the potential risk from exposure to asbestos during construction is small.

Asbestos also occurs naturally in serpentine and ultramafic rock. Based on the *California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos*, naturally occurring asbestos has not been shown to occur within in the vicinity of the Project Site. Therefore, the potential risk for naturally occurring asbestos during Project construction is small (Appendix A).

In the event asbestos is found on the site, the Project would be required to comply with SCAQMD and NESHAP standards and protocols. SCAQMD Rule 1403 establishes the survey requirements, notification, and work practice requirements to prevent asbestos emissions during construction activities. By following the required asbestos abatement protocols, the Project impact from asbestos would be less than significant.

Diesel Particulate Matter

The Project would generate diesel particulate matter (DPM) during construction from off-road diesel equipment and trucks. The California Office of Environmental Health Hazard Assessment adopted the Guidance Manual for Preparation of Health Risk Assessments (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.

The HRA Guidelines provide risk factors based on exposure to toxic substances over a 30-year lifetime. The Proposed Project's construction activity is not expected to be a long-term (i.e., 30-year) source of toxic air contaminant emissions and short-term risk factors have not been developed. Due to the significantly reduced risk from short-term exposure, SCAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations from a project such as the one being proposed. Therefore, potential impacts from short-term exposure to DPM during project construction would be less than significant without the need for a detailed HRA study.

To help further reduce the potential health risks associated with DPM exposure during construction, the following project design features are recommended. Project design features include a recommendation for Tier 4 engines on all off-road diesel equipment. Tier 4 engines, along with the latest national fuel standards, have been shown to yield PM reductions of more than 95 percent from the typical Tier 2 and Tier 3 engines. Thus, ensuring the potential DPM exposure to adjacent sensitive receptors is reduced to the maximum extent feasible.

- DF-2** All diesel construction equipment greater than 50 horsepower should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.
- DF-3** Construction equipment should be maintained in proper tune.
- DF-4** All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.
- DF-5** Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.
- DF-6** The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.
- DF-7** Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

DF-8 Establish staging areas for the construction equipment as far from adjacent residential homes, as feasible.

DF-9 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

4.3.2.6 Operation

Toxic Air Contaminants

The Project proposes residential land uses, which do not include major sources of toxic air contaminants emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Therefore, the Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.3.2.7 Construction

Heavy-duty equipment in the Project Area during construction would emit odors; however, construction activity is temporary. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Therefore, the Project impact from construction odor emissions is less than significant.

4.3.2.8 Operation

Land uses that commonly receive odor complaints include agricultural uses (i.e., farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The Proposed Project does not contain land uses that would typically be associated with significant odor emissions.

Additionally, the Project would be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402, described above. Project related odors would be similar to those of existing residential development in the Project vicinity and as such, are not expected to meet the criteria of being a nuisance. Therefore, Project operation would result in less than significant odor impacts.

4.3.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.4 Biological Resources

This section is based on the analysis and recommendations presented in the *Biological Technical Report and MSHCP Consistency Analysis* prepared for the Proposed Project (ECORP 2023, Appendix B). ECORP biologists performed a literature review using the California Natural Diversity Data Base (CNDDB; California Department of Fish and Wildlife [CDFW] 2021) and the California Native Plant Society (CNPS) Electronic Inventory (CNPS 2022) to determine the special-status plant and wildlife species that have been documented in the vicinity of the Project Site. ECORP also performed a biological reconnaissance survey, a narrow endemic plant habitat assessment, California burrowing owl (*Athene cunicularia*) habitat assessment, and four protocol-level focused burrowing owl surveys (ECORP 2023; Appendix B).

4.4.1 Environmental Setting

4.4.1.1 Vegetation Communities and Land Cover Types

The Project Site is within a developed environment which is generally subjected to repeated and ongoing disturbance from human activities. Due to the Project Site's long history of repeated mechanical disturbance (discing), the Project Site did not contain any natural vegetation communities. The Project Site is better characterized as Disturbed. The Disturbed classification includes areas where the native vegetation community has been heavily influenced by human actions, such as grading, discing, trash dumping, and off-road use, but lacks development. Disturbed is not a vegetation classification, but rather a land cover type and is not typically restricted to a known elevation. The entire 10.93-acre Project Site was classified as Disturbed, and a review of historical aerial photographs show that the Project Site has been actively maintained for many years to be free of vegetation. What little vegetation that remained on the Project Site during surveys (ECORP 2023) was sparse and consisted primarily of nonnative species, such as riggut brome (*Bromus diandrus*), cheatgrass (*Bromus tectorum*), Spanish brome (*Bromus madritensis*), and redstem filaree (*Erodium cicutarium*). The northwest portion of the Project Site contained a few isolated ornamental trees including a nonnative walnut (*Juglans* sp.), common persimmon (*Diospyros virginiana*), and Shamel ash (*Fraxinus uhdei*). One golden rain tree (*Koelreuteria bipinnata*) was also observed in the northeast corner of the Project Site.

4.4.1.2 Plants

Plant species observed on the Project Site were generally characteristic of disturbed urban areas. Dominant plant species observed on the Project Site were nonnative weedy and/or ruderal species including fiddleneck (*Amsinckia* sp.), riggut brome, cheatgrass, Spanish brome, Bermuda grass (*Cynodon dactylon*), Russian thistle (*Salsola tragus*), and greater periwinkle (*Vinca major*). Native plants observed on the Project Site included fiddleneck (*Amsinckia* sp.), blueblossom (*Ceanothus thyrsiflorus*), turkey mullein (*Croton setiger*), and jimsonweed (*Datura wrightii*). A full list of plant species observed on or immediately adjacent to the Project Site is included in Appendix B.

4.4.1.3 Wildlife

The Project Site provided habitat for species adapted to disturbances and urban environments. A total of 23 bird species were observed during the reconnaissance survey and focused burrowing owl surveys, including, but not limited to, red-tailed hawk (*Buteo jamaicensis*), Anna's hummingbird (*Calypte anna*), house finch (*Haemorhous mexicanus*), and mourning dove (*Zenaida macroura*). Three mammal species were observed including California ground squirrel (*Otospermophilus beecheyi*), Virginia opossum (*Didelphis virginiana*), domestic dog (*Canis lupus familiaris*). Two reptile species, side blotched lizard (*Uta stansburiana*) and western fence lizard (*Sceloporus occidentalis*), were also observed during the focused burrowing owl surveys. Additionally, California ground squirrel burrows, suitable for use by burrowing owl, were abundant on the Project Site. A full list of wildlife species observed on or immediately adjacent to the Project Site is included in Appendix B.

4.4.1.4 Soils

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey Database, soils on the Project Site consists of Greenfield sandy loam, two to eight percent slopes, eroded, and Ramona sandy loam, two to five percent slopes, eroded (NRCS 2022).

4.4.1.5 Potential Waters of the U.S.

The Project Site does not include any state or federally protected wetlands or Waters of the U.S. (Appendix B). According to the NRCS, no mapped hydric soils are present on the Project Site.

4.4.1.6 Special-Status Plants

There were 20 special-status plant species that appeared in the literature review and database searches as occurring within five miles of the Project Site (CDFW 2021, CNPS 2022). Of those, two are federally and/or state listed and ten are covered by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A list generated from the results of the literature review and the Project Site was evaluated for suitable habitat that could support any of the special-status plant species on the list. Due to the isolated nature of the Project Site from other natural habitats, the fact that it is surrounded by development, the Project site's long history of disturbance, and the lack of mobility for plant species, the results of the literature review were limited to plant species occurring within five miles of the Project Site.

4.4.1.7 Special-Status Wildlife

The literature search documented 44 special-status wildlife species in the database search area, 13 of them are federally and/or state listed and/or candidates for state and/or federal listing, and 28 are species covered by the MSHCP (CDFW 2021). A list generated from the results of the literature review and the Project Site was evaluated for suitable habitat that could support any of the special-status wildlife species on the list. Mechanical disturbances on the Project Site, proximity to residential development, and the presence of anthropogenic influences on the Project Site likely preclude many of these species from occurring.

4.4.2 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

The Project Site, which consisted wholly of disturbed land, largely devoid of native vegetation, did not support any natural vegetation communities, as defined by *A Manual of California Vegetation*, 2nd Edition. The Project Site is better characterized as Disturbed. The Disturbed classification includes areas where the native vegetation community has been heavily influenced by human actions, such as grading, discing, trash dumping, and off-road use, but lacks development. Disturbed is not a vegetation classification, but rather a land cover type and is not typically restricted to a known elevation. The literature review and database searches identified 20 special-status plant species that occur within five miles of the Project Site. However, due to the isolated nature of the Project Site from natural habitats, the fact that it is surrounded by development, the Project site’s long history of disturbance, and the lack of mobility for plant species, all of the 20 plant special-status plant species identified within five miles of the Project site were presumed absent due to lack of suitable habitat (including elevation, soils, and vegetation community associations) on the Project site. No special-status, rare or narrow endemic plant species are expected to occur on the Project Site and no impacts to special-status, rare, or narrow endemic species are expected with the development of the Project Site. Therefore, no additional surveys or mitigation measures for special-status plant species are recommended at this time.

Of the 44 special-status wildlife species identified in the literature search, one species was determined to have a high potential to occur, one was determined to have a low potential to occur, and the remaining 42 species were presumed absent. Burrowing owl was found to have a high potential to occur on the Project Site and the Project Site is located within a MSHCP-designated survey area for burrowing owl (Appendix B). The biological reconnaissance survey and habitat assessment determined that suitable burrowing owl habitat was present on the Project Site, including California ground squirrel burrows that provided suitable burrow habitat. Due to the presence of suitable burrowing owl habitat, focused breeding season surveys were required per the MSHCP. Four protocol-level focused surveys for burrowing owl were conducted by ECORP biologists on June 24, July 1, July 29, and August 2, 2022, within the Survey Area according to the MSHCP *Burrowing Owl Survey Instructions*. Although potentially suitable habitat was present in the Survey Area, no burrowing owls or occupied burrows (e.g., burrowing containing whitewash, pellets, feathers, bones of prey items) were observed during the protocol-level focused surveys for burrowing owl. A total of 15 potential burrowing owl burrows were recorded within the Survey Area; of those 15 potential burrows, 12 were located within the Project Site, and the remaining three were

located south of the Project Site within the 500-foot buffer. However, due to the mobile nature of the species, it is possible that burrowing owls could use the Project Site prior to the start of Project activities. If burrowing owls are present on the Project Site, direct impacts in the form of ground disturbance, vegetation removal, habitat loss, and mortality and indirect impacts from construction noise and vibrations may occur. Impacts to burrowing owl would be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2.

Loggerhead shrike (*Lanius ludovicianus*) was determined to have a low potential to occur due to the presence of suitable foraging and nesting habitat, and historical CNDDDB occurrences within five miles of the Project Site. Limited foraging habitat for this species was present within the disturbed land and the presence of small trees could provide nesting habitat for the species. Direct impacts in the form of ground disturbance, vegetation removal, habitat loss, and mortality and indirect impacts from construction noise and vibrations may occur if loggerhead shrike is present on the Project Site. However, impacts to loggerhead shrike would be less than significant with the implementation of Mitigation Measures BIO-2 and BIO-3.

The trees and shrubs immediately adjacent to the Project Site, and the disturbed land on the Project Site could provide nesting habitat for nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. The timing of the nesting season varies greatly depending on several factors, such as the bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming). and changing climate conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. To ensure compliance with all applicable laws pertaining to nesting birds and to avoid take of nests, a nesting bird survey should be conducted prior to initial ground disturbance regardless of the time of year. If nesting birds are present on the Project Site, ground-disturbing construction activities could directly affect nesting birds and other birds protected by the MBTA and their nests through the removal of habitat on the Project site, and indirectly through increased noise, vibrations, and increased human activity. Impacts to nesting birds would be less than significant with the implementation of Mitigation Measure BIO-2 and BIO-3.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site consists of disturbed land, which supported nonnative and ruderal species. The Project Site does not contain riparian habitat or other sensitive natural communities. No impacts to sensitive natural communities would result from the development of the Proposed Project.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No federal or state jurisdictional waters or wetlands were observed on the Project Site during the biological reconnaissance survey and no federal or state jurisdictional waters or wetlands were identified on or immediately adjacent to the Project Site during the literature review (USFWS 2022). Therefore, it was determined that the Project Site does not include waters or wetlands that are potentially jurisdictional to the U.S. Army Corps of Engineers, CDFW, or Regional Water Quality Control Board (RWQCB). No impacts state or federally protected wetlands and/or water will result from the development of the Project.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site is located adjacent to areas containing existing disturbances (e.g., roadways, commercial and residential developments). The Project Site could provide wildlife movement opportunities since it consists of open and unimpeded land. However, the Project Site would not be considered a corridor because it is bounded by residential developments to the north, west, and east and has a long history of anthropogenic disturbance. Additionally, there are no features on site that would facilitate wildlife movement and little to no cover for larger animals. No migratory wildlife corridors or native wildlife nursery sites were identified within the Project Site. No impacts to these resources are expected to occur during the development of the Project Site.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The MSHCP provides for the protection and preservation of important and significant biological resources consistent with local, state and federal regulations. As a local permittee, the City has adopted the MSHCP and complies with all applicable requirements when considering actions associated with the General Plan’s implementation.

The City of Beaumont does not have a Tree Preservation Policy or Ordinance. Furthermore, there are no guidelines in the BMC that protect or maintain biological resources. Therefore, impacts would be less than significant and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

4.4.2.1 Habitat Conservation Plans and Natural Community Conservation Plans

The Project Site is located within the planning area for the Western Riverside MSHCP. The Project Site is not located within any Conservation Areas, Criteria Cells, or Subunit designations according to the MSHCP. The Project Site is located within a MSHCP-designated survey area for burrowing owl and two narrow endemic plant species (Yucaipa onion [Marvin’s onion, *Allium marvinii*] and many-stemmed dudleya [*Dudleya multicaulis*]). The Project Site contained suitable habitat for burrowing owl, but no suitable habitat for Yucaipa onion or many-stemmed dudleya was present. Implementation of Mitigation Measure BIO-1 would be consistent with the MSHCP requirements, and as detailed below, is required to reduce potential impacts to burrowing owl to a less than significant level.

4.4.2.2 Western Riverside County MSHCP Consistency Analysis

The Project Site is located within the planning area for the MSHCP, but outside of any Cell Groups, Criteria Cells, and Subunit designations. Section 6.0 of the MSHCP requires assessment of the potential effects from the Project on biological resources including riparian/riverine areas, vernal pools, and fairy shrimp, burrowing owl, and narrow endemic plant species. In addition, the MSHCP requires an Urban/Wildlands Interface analysis be conducted to address the indirect effects associated with locating proposed development in proximity of MSHCP Conservation Areas. These resources were assessed during the reconnaissance survey and are discussed below in relation to the Project.

The Proposed Project consists of the construction of apartment building development which is a covered activity under the MSHCP for areas outside of Criteria Area (RCTLMA 2022). Since development of the Project site is a covered activity within the MSHCP (see section 7.1 for Covered Activities Outside Criteria

Area), it is an allowable use that has been contemplated within the MSHCP (RCTLMA 2022). However, projects that are covered still need to demonstrate compliance with Section 6.0 and other requirements of the MSHCP.

4.4.2.3 Riparian/Riverine, Vernal Pool, and Fairy Shrimp Habitat Assessment (MSHCP Section 6.1.2)

In accordance with Section 6.1.2 of the MSHCP, a habitat assessment was performed for riparian and riverine communities, vernal pools, and fairy shrimp. The Project Site contained neither vernal pool habitat nor suitable habitat for fairy shrimp. No riparian vegetation was observed and no defined channels or drainages were identified on the Project Site. Additionally, the Project Site did not contain any riverine resources. Therefore, no impacts to these resources are expected.

4.4.2.4 Narrow Endemic Plant Species (MSHCP Section 6.1.3)

The Regional Conservation Authority's (RCA) MSHCP Information Map was reviewed to determine whether the Project Site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA), in accordance with Section 6.1.3 of the MSHCP. The Project Site is located within a NEPSSA for the following narrow endemic plant species: Yucaipa onion (Marvin's onion) and many-stemmed dudleya. Although the Project Site occurs within the appropriate elevation range for Yucaipa onion and records have been identified within five miles of the Project Site, Yucaipa onion was not observed during any of the surveys, and no chaparral habitat or clay soils suitable for the species were present on the Project Site. The soils on site consist of Greenfield sandy loam and Ramona sandy loam, which are not suitable for the species.

Although the Project Site is located within a designated MSHCP survey area for many-stemmed dudleya, this species was not observed during any of the surveys, and no suitable chaparral, coastal sage scrub, or grassland habitat with clay and/or cobbly clay soils exists on the Project site. The soils on site consist of Greenfield sandy loam and Ramona sandy loam, which are not suitable for the species. Additionally, no records of this species were identified within the database searches. The closest record of this species was from 1981 and was located approximately 27 miles southwest of the Project site near Lake Mathews.

4.4.2.5 Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4)

The requirements for Urban/Wildlands Interface for the management of edge factors do not apply to this Project Site because the Project Site is not situated adjacent to any MSHCP-designated conserved lands. The nearest MSHCP-designated conserved lands area is located approximately 2.0 miles south and 2.9 miles northeast of the Project Site. Therefore, there will be no net long-term increase of edge impacts occurring as a result of Project development.

4.4.2.6 Additional MSHCP Required Surveys (MSHCP Section 6.3.2)

The RCA MSHCP Information Map (2021) was reviewed to determine if the Project Site is located with any other MSHCP-designated survey areas. A review of the Information Map determined that the site is not located within an area where additional surveys are required for any amphibian, mammal, or other criteria

area species. However, the search identified that the Project Site is located within the burrowing owl survey area.

The Project Site contains suitable burrowing owl habitat within the disturbed open areas. The soils within the Project Site are also suitable for burrowing owl. California ground squirrel burrows, which could support burrowing owls, were present on the Project Site. Pursuant to MSHCP Section 6.3.2, burrowing owl surveys shall be conducted if the Project Site contains natural or manufactured structures that could potentially support burrowing owls or burrowing owls are observed during the habitat assessment. Due to the presence of suitable California ground squirrel burrows on the Project Site, focused burrowing owl surveys were required.

Four protocol-level focused surveys for burrowing owl were conducted by ECORP biologists on June 24, July 1, July 29, and August 2, 2022, within the survey area. Although potentially suitable habitat was present in the survey area, no burrowing owls or occupied burrows (e.g., burrowing containing whitewash, pellets, feathers, bones of prey items) were observed during the protocol-level focused surveys for burrowing owl. A total of 15 potential burrowing owl burrows were recorded within the Survey Area; of those 15 potential burrows, 12 were located within the Project Site and the remaining three were located south of the Project Site, within the 500-foot buffer. No burrowing owls or occupied burrowing owl burrows were observed or detected during the protocol-level focused surveys for burrowing owl.

Due to the mobile nature of the species, the previous documentation of potential burrows, identified occupied burrow complexes and burrows, and based on the presence of California ground squirrel activity, it is possible for burrowing owl to occupy the Project Site before the start of construction of the Project. Therefore, a pre-construction surveys for burrowing owl will be required prior to initial ground disturbance. The MSHCP *Burrowing Owl Survey Instructions* (RCTLMA 2006) required a pre-construction survey to be conducted within 30 days prior to ground disturbance activities. However, following the finalization of the MSHCP, CDFW published revised guidance within the CDFW *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game [CDFG] 2012), which recommends two surveys be conducted. The first survey should be conducted between 30 and 14 days prior to initiating ground disturbance and the second survey should be conducted within 24 hours prior to ground disturbance.

The Project Site is also located within a NEPSSA for the following narrow endemic plant species: Yucaipa onion (Marvin's onion) and many-stemmed dudleya. However, no chaparral habitat or clay soils suitable for Yucaipa onion were present on the Project Site and no chaparral, coastal sage scrub, or grassland habitat with clay and/or cobbly clay soils suitable for many-stemmed dudleya were present on the Project Site. The soils on the Project Site consist of Greenfield sandy loam and Ramona sandy loam, which are not suitable for either of these species. Due to the lack of suitable habitat, these species are presumed absent, and no additional surveys will be required for narrow endemic plants.

4.4.3 Mitigation Measures

BIO-1: Burrowing Owl Pre-Construction Surveys and Avoidance: The Project Area was determined to be suitable for burrowing owl due to the presence of suitable habitat and recent records of the species that have been recorded near the Project Site. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous

burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer, to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology will be consistent with the methods outlined in the CDFW *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and will consist of walking parallel transects 20 to 60 feet apart, adjusting for vegetation height and density as needed, and noting any potential burrows with fresh burrowing owl sign or presence of burrowing.

A qualified biologist shall conduct an additional pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction activities to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures. The results of the survey should be submitted to the City and CDFW within five days of survey completion.

If no burrowing owls are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary. If burrowing owls are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the City and CDFW. CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active burrowing owl burrows are detected, the Project Applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.

The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFG *Staff Report on Burrowing Owl* (March 2012) and MSHCP. The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City and Project Applicant shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

If burrowing owls are observed within Project Site during Project implementation and construction, the Project Applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW for review and approval

within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The City and the Project Applicant shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a preconstruction survey for burrowing owl shall be conducted and reported to CDFW as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW prior to the start of Project activities.

BIO-2: Biological Monitoring: A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey “sweeps” at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-Construction Survey for Nesting Birds: Regardless of the time of year, the Project Applicant shall ensure a nesting bird survey is completed prior to the start of any development activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) within the Project Site. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project Site and adjacent areas where Project activities have the potential to cause nest failure.

The survey results shall be provided to the City’s Planning Department. The Project Applicant shall adhere to the following:

- Applicant shall designate a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and

nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

- Pre-construction surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the City and CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

4.5 Cultural Resources

ECORP Consulting, Inc. prepared the *Cultural Resources Inventory and History Evaluation Report* (ECORP 2022; Appendix C) for the Proposed Project to determine if cultural resources were present in or adjacent to the Project Area and assess the sensitivity of the Project Area for undiscovered or buried cultural resources. Cultural resources include prehistoric archaeological sites, historic archaeological sites, and historic structures, and generally consist of artifacts, food waste, structures, and facilities made by people in the past. Prehistoric archaeological sites are places that contain the material remains of activities carried

out by the native population of the area (i.e., Native Americans) prior to the arrival of Europeans in Southern California. Places that contain the material remains of activities carried out by people during the period when written records were produced after the arrival of Europeans are considered historic archaeological sites. Historic structures include houses, garages, barns, commercial structures, industrial facilities, community buildings, and other structures and facilities that are more than 50 years old. Historic structures may also have associated archaeological deposits, such as abandoned wells, cellars, privies, refuse deposits, and foundations of former outbuildings.

4.5.1 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant with Mitigation Incorporated.

The records search indicated that 33 previous cultural resource studies have been conducted within one mile of the Project Area, none of which encompass the Project Site. No resources have previously been recorded within the Project Area as a result of those studies. However, 15 historic-period resources have been recorded within one mile of the Project Area. These include eight single-family properties, two transmission lines, one highway/trail, one railroad, one water conveyance system, one area of landscaping with associated refuse scatter, and one cemetery (ECORP 2022).

As a result of the field survey, one historic-period resource was recorded on the Project Area: a historic-period concrete foundation with vault and a concrete pad measuring. The entire feature is approximately eight inches above ground surface. The site is disturbed from weed abatement and possible discing, and structures are no longer located in the Project Area. Historic maps and aerial photographs indicate the foundation was likely constructed between 1967 and 1972 as two structures are visible adjacent to the site. Although it is not clear in the aerial photographs to discern what the structures were used for, it is likely they were used for agricultural purposes. The structures were no longer visible by 2002 (ECORP 2022).

The historic-period concrete foundation with vault has been evaluated as not eligible for the National Register of Historic Places or the California Register of Historical Resources under any criteria (ECORP 2023b; Appendix C). No impact to known historical resources would occur; however, the potential always exists for ground-disturbing activities to reveal previously unknown archaeological deposits that may represent historical resources. Compliance with the unanticipated discovery procedures in Mitigation Measures CUL-1 and CUL-2 will reduce that impact to less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

The cultural resources inventory for the project (ECORP 2023b) resulted in the identification of one archaeological resource (historic-era concrete foundation and vault) that was evaluated for significance and found to be not a historical resource. Similarly, this resource does not constitute a unique archaeological resource, as defined in Section 21083.2 of the Public Resources Code.

In addition, ECORP received the results of the Sacred Lands File search by the Native American Heritage Commission (NAHC) on April 10, 2022. The search of the Scared Lands File was negative and failed to indicate the presence of Native American cultural resources in the Project Area. While the search of the Sacred Lands File failed to indicate the presence of sacred lands, the search results alone do not preclude the presence of resources of important to Native American groups in the vicinity and further data gathering efforts as part of tribal consultation were completed by the lead agency to ensure the potential sensitivity for Native American resources was understood. Correspondence between the NAHC and ECORP is included in Appendix C and information regarding the City’s Native American outreach under Assembly Bill (AB) 52 and Tribal Cultural Resources is provided in Section 4.18.

The Project Area contains Pleistocene and Holocene sediments that can be contemporaneous with human occupation of the region. Although no precontact resources were identified during the field survey, due to the presence of Pleistocene and Holocene alluvial deposits within the Project Area, there exists a low to moderate potential for buried precontact archaeological sites within the Project Site. Implementation of mitigation measures CUL-1 and CUL-2 would ensure that impacts to archaeological resources would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

No human remains or dedicated cemeteries were identified during the background research, field survey, and property significance evaluation. However, compliance with California Health and Safety Code Section 7050.5 governing the discovery, notification, disposition and treatment of discovered human remains and related grave goods would be adhered to during Project construction. The discovery of human remains would require handling in accordance with PRC 5097.98, which states that in the event that human remains are discovered during construction, construction activity shall be halted and the area shall be

protected until consultation and treatment can occur as prescribed by law. In the event that human remains are unearthed during construction or demolition activities, implementation of mitigation measures CUL-1 and CUL-1 would ensure that impacts to unanticipated human remains are less than significant.

4.5.2 Mitigation Measures

CUL-1: If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead federal agency, the lead CEQA agency, and landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 of the National Historic Preservation Act (NHPA), if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) by maintaining at least 50 feet of buffer in all directions. The archaeologist shall notify the County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of

the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

CUL-2: At the onset of construction, a Worker Environmental Awareness Program (WEAP) will be developed by the qualified professional archaeologist. A qualified professional archaeologist with experience with sensitive cultural resources in the region will present the WEAP to all personnel working in the Project Area (either temporarily or permanently) prior to the start of project activities. The WEAP may be videorecorded and used to train newly hired workers or those not present for the initial WEAP. The WEAP could include, but will not be limited to: discussions of the sensitive cultural resources associated with the project, project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with project permits and agreements, and contact information for the lead archaeologist. Logs of personnel who have taken the training will be kept on the site at the construction or project office.

4.6 Energy

This section analyzes energy consumption due to the potential direct and indirect environmental impacts associated with the Project. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal) and emissions of pollutants during the construction and operational phases. The impact analysis below focuses on the four sources of energy that are relevant to the Proposed Project: electricity, natural gas, the equipment-fuel necessary for Project construction, and the automotive fuel necessary for Project operations.

4.6.1 Environmental Setting

4.6.1.1 Introduction

Energy usage includes both direct and indirect sources of emissions. Direct sources of emissions include onsite natural gas usage (non-hearth) for heating, while indirect emissions include electricity generated by offsite power plants. Natural gas use is measured in units of a thousand British thermal units per size metric for each land use subtype and electricity use is measured in Kilowatt Hours (kWh) per size metric for each land use subtype.

CalEEMod divides building electricity and natural gas use into uses that are subject to Title 24 standards and those that are not. Lighting electricity usage is also calculated as a separate category in CalEEMod. For electricity, Title 24 uses include the major building envelope systems covered by Part 6 (California Energy Code) of Title 24, such as space heating, space cooling, water heating, and ventilation. Non-Title 24 uses include all other end uses, such as appliances, electronics, and other miscellaneous plug-in uses.

CalEEMod makes lighting a separate category because some lighting is not considered as part of the building envelope energy budget.

For natural gas, uses are likewise categorized as Title 24 or Non-Title 24. Title 24 uses include building heating and hot water end uses. Non-Title 24 natural gas uses include cooking and appliances (including pool/spa heaters).

Electricity use is measured in kWh, and natural gas use is measured in therms. Vehicle fuel use is typically measured in gallons (e.g., of gasoline or diesel fuel), although energy use for electric vehicles is measured in kWh. The electricity consumption associated with all nonresidential uses in Riverside County from 2016 to 2020 is shown in Table 4.6-1. As indicated, the demand has increased since 2016.

Table 4.6-1. Residential Electricity Consumption in Riverside County 2016-2020	
Year	Electricity Consumption (kilowatt hours)
2020	8,843,231,701
2019	7,681,424,150
2018	7,646,485,987
2017	7,636,566,993
2016	7,171,695,160

Source: California Energy Commission (CEC) 2021

The natural gas consumption associated with all nonresidential uses in Riverside County from 2016 to 2020 is shown in Table 4.6-2. As indicated, the demand has increased since 2016.

Table 4.6-2. Residential Natural Gas Consumption in Riverside County 2016-2020	
Year	Natural Gas Consumption (therms)
2020	302,049,299
2019	304,776,599
2018	259,344,553
2017	254,095,676
2016	252,688,320

Source: CEC 2021

4.6.2 Energy (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Project would be required to provide onsite renewable energy photovoltaic installations (solar panels), as required by the latest 2019 CA Energy Code requirements. The Energy Code requires all new residential construction to achieve net-zero emissions associated with electricity usage through the use of onsite renewable sources. However, this analysis is conservative and does not include emissions reductions from renewables (Appendix A). The three main types of energy expected to be consumed by the Project include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. The California Emissions Estimator Model Version 2020.4.4 (CalEEMod) was used to calculate energy usage from project construction and operational activities (Refer to Appendix L for the CalEEMod calculations) (RK Engineering Group, Inc., 2023).

Electricity Consumption

Construction

Electricity usage during Project construction may include lighting, electric equipment, and mobile office uses, however, CalEEMod does not calculate electricity usage during construction. During construction electricity usage is anticipated to be short-term and relatively minor compared to the operational demand, and therefore electricity usage during this phase is not factored into this analysis (RK Engineering Group, Inc. 2023).

Operation

Electricity usage during Project operations would include building heating and cooling, lighting, appliances, electronics, mechanical equipment, parking lot lighting, and electric vehicle charging. Indirect electricity usage would also be utilized to supply, distribute, and treat water and wastewater. Electricity would be provided by Southern California Edison (RK Engineering Group, Inc. 2023).

Natural Gas Consumption

The Project would use natural gas for building heating and cooling and gas water heaters. Natural gas is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the Project’s natural gas consumption (RK Engineering Group, Inc. 2023).

Petroleum Consumption

The Project's consumption of energy from petroleum products is primarily from transportation-related activities, which include gasoline and diesel fuel usage for auto and truck trips during construction and operation and off-road equipment usage during construction. CalEEMod was used to estimate the Project's petroleum energy consumption.

Construction

Construction of the project is estimated to last approximately 18 months and include site preparation, grading, building construction, paving, and architectural coating phases. Construction activities would consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Vehicle trips include workers, vendors, and haulers traveling to and from the Project Site (RK Engineering Group, Inc. 2023).

Table 6 in Appendix L shows the project's energy consumption for all off-road equipment during construction. All off-road equipment is assumed to run on diesel fuel. As shown in Table 6 the Project is anticipated to consume approximately 50,680 gallons of diesel fuel for construction off-road equipment usage. Table 7 in Appendix L shows the Project's energy consumption from on-road vehicle trips during construction, of which approximately 33,996 gallons would be gasoline consumption and approximately 683,702 gallons would be for diesel fuel usage (RK Engineering Group, Inc. 2023).

Operation

The Project would consume energy from auto and truck trips generated by the proposed land use. Operational vehicle trips are associated with workers, residents, and vendors/non-workers (i.e., delivery, service, maintenance vehicles, etc.) traveling to and from the Project Site. Table 8 in Appendix L shows the annual operational trips energy consumption data, which is estimated to be approximately 166,355 gallons of gasoline consumption and approximately 12,446 gallons of diesel consumption annually (RK Engineering Group, Inc. 2023).

Appendix L of this document provides a detailed breakdown of Project energy consumption for electricity usage, natural gas consumption, construction petroleum consumption, and operational petroleum consumption. Refer to Appendix L for the detailed tables. Table 4.6-1 provides a summary of the Project's estimated annual operational energy consumption.

Table 4.6-3. Total Operational Energy Consumption	
Activity	Annual Energy Consumption (MBtu/yr)
Electricity	5,429.76
Natural Gas	2,904.17
Petroleum	21,743.78
Total Annual Energy Consumption	30,077.71

Source: Table 9 of the Energy Conservation Analysis (RK Engineering Group, Inc. 2023)

As shown in Table 4.6-3, the total operational energy consumption would be approximately 30,078 MBtu/year. The Project is required to comply with the mandatory requirements of California’s Building Efficiency Standards (Title 24, Part 6) to reduce energy consumption. California’s building standards are some of the strictest in the nation and the Project’s compliance with the Building Code will ensure that the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy. The California Building Code is designed to reduce the amount of energy used to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. Additionally, the Project would provide solar installations to satisfy the prescribed Energy Design Ratings from the Energy Code and in doing so would significantly reduce the Project’s reliance on fossil fuels for building energy (RK Engineering Group, Inc, 2023).

Compliance with the California Green Building Standards Code would ensure that modern energy efficiency standards are met for the Project’s energy-demanding components. In addition, *Sustainable Beaumont: The City’s Roadmap to Greenhouse Gas Reductions* (Sustainable Beaumont), Goal 10, requires project applicants to demonstrate sufficient consistency with the City’s Greenhouse Gas (GHG) reduction goals by way of energy efficiency, renewable energy use, and other options that provide predictable GHG reductions. Compliance with the California Green Building Standards Code and the City’s GHG reduction plan would prevent wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant.

Petroleum fuel (such a diesel and gasoline) necessary for Project construction would be required for the operation and maintenance of construction equipment and the transportation of materials to the Project Site. The fuel expenditure necessary to construct the physical building and infrastructure would be temporary, lasting only as long as Project construction. As such, Project construction would have a nominal effect on local and regional energy supplies. No unusual Project characteristics would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or the state. Construction contractors would purchase their own gasoline and diesel fuel from local suppliers and would judiciously use fuel supplies to minimize costs due to waste and subsequently maximize profits. Additionally, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with state regulations limiting engine idling times and requiring recycling of construction debris, would further reduce the amount of transportation fuel demand during Project construction. For these reasons, it is expected that construction fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The Project would be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32). Southern California Edison (SCE) would provide electricity for Project operations. SCE is subject to the requirements of California Senate Bill 100 (SB 100), which is the most stringent and current energy legislation in the state. SB 100 requires that renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers and 100 percent of electricity acquired to serve all state agencies by December 31, 2045 (RK Engineering Group, Inc. 2023).

Additionally, the Project would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. The Project would include solar panels for each building. Relevant energy conservation plans specific to Beaumont include *Sustainable Beaumont: The City's Roadmap to Greenhouse Gas Reductions*, which establishes goals and policies that incorporate environmental responsibility into daily management of community and municipal operations. The City has set a goal to reduce emissions to 1990 levels by the year 2020, and to 41.7 percent below 2012 levels by 2030 (City of Beaumont 2015). The specific *Sustainable Beaumont* goals listed in Table 4.6-4 below, require project applicants to demonstrate sufficient consistency with the City's GHG reduction goals by way of energy efficiency, renewable energy use, and other options.

Table 4.6-4. Compatibility with Sustainable Beaumont Goals	
Goal	Project Compatibility
Goal 2: Increase Energy Efficiency in New Residential Development	Compatible. The Project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to: <ul style="list-style-type: none"> • Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf. • Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations per the prescribed Energy Design Ratings.
Goal 5: Increase Energy Efficiency through Water Efficiency	Compatible. The Project will install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
Goal 8: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation	Compatible. The Project will participate in the local waste management recycling and composting programs.

Table 4.6-4. Compatibility with Sustainable Beaumont Goals

Goal	Project Compatibility
Goal 9: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use	Compatible. As part of the latest Energy Code requirements, the Project would be required to include rooftop solar panels, community solar panels, and/or other sources of onsite renewable energy capable of meeting the required California Energy Code Energy Design Rating.
Goal 10: Decrease GHG Emissions from New Development through Performance Standards	Compatible. In addition to the measures described above, the Project will encourage the property management company and landscape maintenance crews to use electric powered landscaping equipment for landscape maintenance. No wood-burning or natural gas fireplaces will be included in the Project.

Table 4.6-5 shows the applicable energy-related policies from the applicable elements of the City of Beaumont General Plan and how the Project would comply with those applicable policies.

Table 4.6-5. Applicable Energy-Related Policies from the City of Beaumont General Plan

Energy-Related Policy from the City’s General Plan	Project Compatibility
Conservation and Open Space Element	
Policy 8.1.5 Encourage new development to reduce building energy use by adopting passive solar techniques and heat island reduction strategies: <ul style="list-style-type: none"> • Maximizing interior daylighting. • Using cool exterior siding, cool roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain. • Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads. • Installing water efficient vegetative cover and planting, substantial tree canopy coverage. 	Compatible. As part of the latest Energy Code requirements, the Project would be required to include rooftop solar panels, community solar panels, and/or other sources of onsite renewable energy capable of meeting the required California Energy Code Energy Design Rating.
Policy 8.2.1 Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.	Compatible. As part of the latest Energy Code requirements, the Project would be required to include rooftop solar panels, community solar panels, and/or other sources of onsite renewable energy capable of meeting the required California Energy Code Energy Design Rating.
Policy 8.2.2 Establish clear guidance for new solar residential mandate established by the California Energy Commission as part of the 2019 California Building Code update.	Compatible. The Project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to: <ul style="list-style-type: none"> • Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce

Table 4.6-5. Applicable Energy-Related Policies from the City of Beaumont General Plan	
Energy-Related Policy from the City's General Plan	Project Compatibility
	<p>the amount of turf.</p> <ul style="list-style-type: none"> • Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations per the prescribed Energy Design Ratings.

Compliance with the California Green Building Standards Code, the City's GHG reduction plan, and the City's General Plan demonstrates that the Project would be consistent with the energy efficiency strategies included in *Sustainable Beaumont*. The Project would not interfere with the City's GHG Reduction Strategy or the City's General Plan and would not conflict with or obstruct the state plan for renewable energy. Based on the analysis above, the Project would have a less than significant impact with regards to state or local plans for renewable energy or energy efficiency.

4.6.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.7 Geology and Soils

A site-specific geotechnical investigation was conducted for the Project by GeoTek, Inc. in July 2021 and revised on September 28, 2022 (GeoTek 2022; Appendix D). The report presents findings based on the results of field and laboratory programs, data review, and engineering analyses. The field exploration program consisted of drilling 10 exploratory borings to depths of 20 to 50 feet.

4.7.1.1 Geomorphic Setting

Beaumont is located along the northern boundary of the Peninsular Ranges in the San Gorgonio Pass. The City is located within a seismically active region at the junction of the Transverse Ranges and the Peninsular Ranges. The City could be affected by the San Jacinto Fault, the San Andreas Fault Zone in the San Gorgonio pass area, the Banning Fault, and Beaumont Plains Fault Zone. The City and its designated spheres of influence are mostly undeveloped; nearly one half of the City's land area consists of vacant land (City of Beaumont 2020a).

4.7.1.2 Regional Seismicity and Fault Zones

The California DOC, Division of Mines and Geology, defines an *active fault* as one that has been subjected to surface displacement within the last 11,000 years. A fault is considered *inactive* if it has not shown geologic evidence of surface displacement in the last 11,000 years.

The geologic structure of the entire Southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. No active or

potentially active fault is presently known to exist at this site nor is the site situated within an *Alquist-Priolo* Earthquake Fault Zone. The County of Riverside has designated the site area as *not in fault zone, not in a fault line*, having a *low* potential for liquefaction, and *susceptible* to subsidence. According to the California Geological Survey 7.5-Minute Quadrangle, the nearest known active faults are the San Gorgonio Pass Fault Zone located 2.7 miles to the northeast of the site and the Banning Fault located 2.6 miles to the north of the site (GeoTek 2022).

4.7.1.3 Soils

The geotechnical explorations noted that the upper approximately one foot of soil is loose and disturbed due to the past agricultural activities at the site. The topsoil mostly consists of dry to slightly moist, light brown silty sand. According to the NRCS Web Soil Survey Database, soils on the Project Site consist of Greenfield sandy loam, two to eight percent slopes, eroded, and Ramona sandy loam, two to five percent slopes, eroded (NRCS 2022).

4.7.1.4 Paleontological Resources

In September 2022, ECORP requested a paleontological records search for the Proposed Project from the Western Science Center (2022) to determine if paleontological resources were present in or adjacent to the Project Area and assess the area for undiscovered paleontological resources. The paleontological database search included the paleontology locality and specimen collection records for the Project Area and surrounding area (one-mile radius). The records search is included as Appendix E.

4.7.2 Geology and Soils (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

- i. The San Jacinto Fault, considered to be one of the most active faults in Southern California, crosses the southern portion of the City and SOI. The San Andreas Fault is approximately six miles northeast of the City. The branch of the Banning Fault closest to Beaumont is inactive. The Project Site is not within a state designated Alquist Priolo Earthquake Fault Zone (City of Beaumont 2020a; 2020b). The nearest fault zone is the Beaumont Plain Fault Zone, which is located approximately 1.5 miles west of the Project Site. The likelihood for onsite rupture is considered low due to the absence of known faults and fault zones within the vicinity. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

Less than Significant Impact.

- ii. The Project Site is in Southern California, which is prone to ground shaking during earthquakes. Therefore, due to its location in Southern California the Project Site is also subject to ground shaking during an earthquake, as is any other proposed development project. However, as detailed in Threshold i) directly above, the Project Site is not within a state designated Alquist Priolo Earthquake Fault Zone (City of Beaumont 2020a; 2020b). The nearest fault zone is the Beaumont Plain Fault Zone, which is located approximately 1.5 miles west of the Project Site. Additionally, the City of Beaumont adopted the Uniform Building Code, which requires that the construction of structures comply with the California Building Code (CBC) to reduce the hazard risks posed by earthquakes. Adhering to these codes would ensure that potential ground-shaking impacts are reduced to less than significant level. Therefore, impacts would be less than significant.

No Impact.

- iii. Due to the anticipated depth to groundwater (greater than 200 feet), the potential for liquefaction at the site is extremely low (GeoTek 2022; Appendix D). No impact would occur.

No Impact.

- iv. Landslides and slope failure can result from ground motion generated by earthquakes. The slopes within the San Timoteo Badlands are the most susceptible to landslides in the City. These slopes are approximately 10 miles northwest of the Project Site. The Project Site and its surrounding areas are relatively flat. The Project Site is not on or close to areas with existing landslides or with high susceptibility to seismically induced landslides and rockfalls. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

All excavation, grading, and construction activities would be conducted according to the CBC 2019. The Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards to ensure that pollutants are not discharged in the storm drain system. The applicant has submitted a Preliminary Water Quality Management Plan (WQMP, Appendix F) that incorporates the foregoing water quality treatment features and Low Impact Development (LID) site design, source control and treatment Best Management Practices (BMPs) to address the NPDES requirements as part of the review process. This plan is intended to bring the Project into compliance with Riverside County’s Municipal Separate Storm Sewer System Ordinance and the Statewide NPDES. Examples of construction phase BMPs implemented with the Stormwater Pollution Prevention Plan (SWPPP) include sandbags, silt fences, and detention basins. Prior to the issuance of building permits, a final WQMP will have to be submitted by the applicant and approved by the City’s Engineering Division, and strict adherence to the program will be required. All treatment proposals would be consistent with the *Riverside County Stormwater Quality Best Management Practice Design Handbook*.

Implementation of the SWPPP, including the use of storm water quality BMPs, would prevent erosion of soil from storm water runoff during Project construction (see Section 4.10 *Hydrology and Water Quality*). Once construction is completed, soils would be stabilized and monitored according to the SWPPP until a Notice of Termination for the NPDES construction permit is filed with the RWQCB. Consequently, the Proposed Project would not result in substantial erosion and/or unstable earth conditions from Project construction or operation. For these reasons, erosion-related impacts are considered to be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

Several factors impact earthwork balancing on the site, including shrinkage, subsidence, trench spoil from utilities and footing excavations, as well as the accuracy of topography. Shrinkage is primarily dependent upon the degree of compactive effort achieved during construction. For planning purposes, a shrinkage factor of approximately five to 15 percent may be considered for the materials requiring recompaction. Subsidence of up to 0.1 foot may occur (GeoTek 2022).

The site surficial soils possess *very low* expansion potential in accordance with American Society for Testing and Materials (ASTM) D 4829, as noted by the soils data and data by past consultants. However, verification testing should be performed after site remedial grading. The foundation elements for the

proposed structures should bear entirely in engineered fill soils and should be designed in accordance with the 2019 CBC (GeoTek 2022).

To address the potential for unstable soils that are prone to collapse or subsidence, the design and engineering of the Proposed Project would adhere to the applicable ordinances of the City of Beaumont/County of Riverside and CBC, and incorporate recommendations from the Proposed Project’s site-specific geotechnical investigation. With Mitigation Measure GEO-1, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

Expansive soils can shrink and swell with drying and wetting. The shrink-swell potential of expansive soils can result in differential movement beneath foundations. According to the site-specific Geotechnical and Infiltration Evaluation performed by GeoTek, the near-surface earth materials on the Project Site exhibit *very low* expansion potential (GeoTek 2022; Appendix D).

The Proposed Project would be required to comply with CBC requirements related to expansive soils. The Project’s foundation and structural design would be required to incorporate measures prescribed in the CBC to address these design considerations and minimize related Project impacts. Appropriate construction plans would be reviewed by the City’s Building Official for consistency with current building codes and implementation of the recommendations contained in the Project’s geotechnical study. The geotechnical study includes recommendations for over excavation with pre-saturation of subgrade soil (Appendix D). With implementation of mitigation measure GEO-1, which includes standard design measures required in the CBC and inclusion of the recommendations contained in the Geotechnical and Infiltration Evaluation, impacts would be reduced to less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project does not propose the use of septic tanks. The proposed structures would be connected to the existing sewer system for disposal and treatment of wastewater. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant with Mitigation Incorporated.

The Western Science Center conducted a thorough search of their paleontology collection and data for the Project Area. The geologic units underlying the Project Site are mapped entirely as alluvial sediments from San Geronio Pass, dating from the Pleistocene epoch (Western Science Center 2022; Appendix E). Pleistocene alluvial units are considered to be fossiliferous (fossil-containing) and highly paleontologically sensitive. The Western Science Center’s records do not have any fossil localities within the Project Area or within a one-mile radius, although they do have localities from similarly mapped units from across Southern California.

Any fossil specimens recovered from the Project Site would be scientifically significant. Excavation activity associated with the development of the Project Site has the potential to impact the paleontologically sensitive Pleistocene units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area. With the implementation of Mitigation Measure GEO-2, impacts would be less than significant.

4.7.3 Mitigation Measures

GEO-1: The Project Applicant shall implement the Conclusions and Recommendations as listed in the final site-specific geotechnical report (Updated Geotechnical and Infiltration Evaluation for Proposed Multi-Family Residential Development: Xenia Apartment Project East of Xenia Avenue and about 200 Feet South of East 8th Street Beaumont, Riverside County, California, GeoTek 2022) or most recent site-specific geotechnical evaluation.

GEO-2: A qualified paleontological professional, as defined by the Society of Vertebrate Paleontology (2010) standards, will be retained by the Contractor. The qualified paleontological professional will draft the PRMP outlining protocols to be implemented during ground disturbance in case of discoveries. This mitigation and monitoring program shall be in place prior to any ground disturbance, based on the Western Science Center’s findings and recommendations. The qualified paleontological professional will be present to monitor during ground-disturbance activities to ensure the protection of paleontological resources, if any. If paleontological resources are discovered during construction, all work

must halt within a 100-foot radius of the discovery. The on-site qualified paleontological professional shall notify the contractor and Project Applicant. They shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgement. The qualified paleontological professional will evaluate the significance of the find and recommend appropriate measures for the disposition of the site (e.g., fossil recovery, curation, data recovery, and/or monitoring). Construction activities may continue on other parts of the construction site while evaluation and treatment of the paleontological resource takes place.

4.8 Greenhouse Gas Emissions

This section is based in part on the results of the Air Quality and Greenhouse Gas Impact Study conducted for the Project (RK Engineering 2022a; Appendix A). The methodology follows CARB, SCAQMD, and City of Beaumont recommendations for quantification of emissions and evaluation of potential impacts. This section presents regional and local existing conditions in addition to pertinent GHG emissions-related standards and regulations. The purpose of this assessment is to estimate Project-generated GHG emissions and to determine the level of impact the Project would have on the environment.

4.8.1 Environmental Setting

GHG emissions are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and chlorofluorocarbons, creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH₄ traps more than 25 times more heat per molecule than CO₂, and N₂O absorbs 298 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e). Expressing GHG emissions in CO₂e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

The local air quality agency regulating the Riverside County portion of the SoCAB is the SCAQMD. To provide guidance to local lead agencies on determining significance for GHG emissions in CEQA documents, SCAQMD staff convened a GHG CEQA Significance Threshold Working Group. The Working Group was formed to assist the SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the State Office of Planning and Research, CARB, the Attorney General's Office, a variety of city and county planning departments in the Basin, various utilities such as sanitation and power companies throughout the Basin, industry groups, and environmental and professional organizations. The GHG CEQA Significance Threshold Working Group recommended the options of a numeric *bright-line* threshold of 3,000 metric tons of CO₂e (MTCO₂e)

annually and an efficiency-based threshold of 3.0 MTCO₂e per service population (defined as the people that congregate on the Project Site) per year in 2035. The numeric bright line and efficiency-based thresholds were developed to be consistent with CEQA requirements for developing significance thresholds, are supported by substantial evidence, and provide guidance to CEQA practitioners and lead agencies with regard to determining whether GHG emissions from a Proposed Project are significant.

In *Center for Biological Diversity v. Department of Fish and Wildlife* (2015) 62 Cal. 4th 2014, 213, 221, 227, following its review of various potential GHG thresholds proposed in an academic study [Crockett, *Addressing the Significance of Greenhouse Gas Emissions: California's Search for Regulatory Certainty in an Uncertain World* (July 2011), 4 Golden Gate U. Env'tl. L. J. 203], the California Supreme Court identified the use of numeric bright-line thresholds as a potential pathway for compliance with CEQA GHG requirements. The study found numeric bright line thresholds designed to determine when small projects were so small as to not cause a cumulatively considerable impact on global climate change was consistent with CEQA. Specifically, PRC section 21003(f) provides it is a policy of the state that"

"[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment."

The Supreme Court-reviewed study noted"

"[s]ubjecting the smallest projects to the full panoply of CEQA requirements, even though the public benefit would be minimal, would not be consistent with implementing the statute in the most efficient, expeditious manner. Nor would it be consistent with applying lead agency's' scarce resources toward mitigating actual significant climate change impact" (Crockett, *Addressing the Significance of Greenhouse Gas Emissions: California's Search for Regulatory Certainty in an Uncertain World* (July 2011), 4 Golden Gate U. Env'tl. L. J. 203, 221, 227.)

The significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b)(2) by considering whether the Project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. For the Proposed Project, the SCAQMD's 3,000 MTCO₂e per year threshold is used as the significance threshold in addition to the qualitative thresholds of significance set forth below from Section VII of CEQA Guidelines Appendix G. The 3,000 MTCO₂e per year threshold represents a 90 percent capture rate (i.e., this threshold captures projects that represent approximately 90 percent of GHG emissions from new sources). The 3,000 MTCO₂e per year value is typically used in defining small projects within this air basin that are considered less than significant because it represents less than one percent of future 2050 statewide GHG emissions target and the lead agency can provide more efficient implementation of CEQA by focusing its scarce resources on the top 90 percent. This threshold is correlated to the 90 percent capture rate for development projects within the air basin. Land use projects above the 3,000 MTCO₂e per year level would fall within the percentage of largest projects that are worth mitigating without wasting

scarce financial, governmental, physical and social resources (Crockett 2011). As noted in the academic study, the fact that small projects below a numeric bright line threshold are not subject to CEQA-based mitigation, does not mean such small projects do not help the state achieve its climate change goals because even small projects participate in or comply with non-CEQA-based GHG reduction programs (Crockett 2011).

4.8.2 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.8.2.1 Greenhouse Gas Emission - Construction

Greenhouse gas emissions are estimated for on- and off-site construction activity using CalEEMod. Table 4.8-1 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations. CalEEMod annual GHG output calculations are provided in Appendix A.

Activity	Emissions (MTCO _{2e}) ¹		
	Onsite	Offsite	Total
Site Preparation	16.86	0.77	17.63
Grading	82.46	229.20	311.66
Building Construction	349.82	386.89	736.71
Paving	20.18	1.23	21.41
Architectural Coating	2.56	3.41	5.97
Total	471.88	621.50	1,093.38
Amortized over 30 years²	15.73	20.72	36.45

¹MTCO_{2e} = metric tons of carbon dioxide equivalents (includes CO₂, O₃, N₂O, and/or hydrofluorocarbon).

²The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime Project GHG emissions. By itself, the construction activities

from this Project are less than significant when compared to the thresholds recommended by SCAQMD. However, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime and added to the overall project operational emissions. In doing so, construction GHG emissions are included in the overall contribution of the Project, as further discussed in the following section.

4.8.2.2 Greenhouse Gas Emission– - Operation

Greenhouse gas emissions are estimated for on- and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in Table 4.8-2. CalEEMod annual GHG output calculations are provided in Appendix A.

Table 4.8-2. Operational Greenhouse Gas Emissions	
Emission Source	GHG Emissions (MTCO₂e)¹
Mobile Source	1,523.22
Energy Source	308.82
Area Source	3.32
Water	62.97
Waste	57.20
Construction (30-year average)	36.45
Total Annual Emissions	1,991.97
SCAQMD Tier 3 Screening Threshold ²	3,000
Exceed Tier 3 Threshold?	No

¹MTCO₂e = metric tons of carbon dioxide equivalents

²Per South Coast Air Quality Management District (SCAQMD) Draft Guidance Document– - Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008

As shown in Table 4.8-2, the project GHG emissions are expected to be below the SCAQMD’s Tier 3 approach, which limits GHG emissions to 3,000 MTCO₂e for residential projects. The Project related long-term GHG impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The City of Beaumont has adopted the *Sustainable Beaumont* Climate Action Plan (CAP) for the Building Energy Sector to reduce the energy and GHG footprint across the City. However, the CAP does not

establish quantified thresholds of significance for CEQA purposes. The CAP is focused on reduction strategies within the energy sector, specifically buildings. Hence, to ensure the Project is consistent with the City's CAP, the Project should incorporate building design features that reduce energy consumption.

The Project would be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32).

As part of the latest Energy Code requirements, the Project would be required to include rooftop solar panels, community solar panels, and/or other sources of onsite renewable energy capable of meeting the required California Energy Code Energy Design Rating.

The following Project Operational Design Features would be implemented to ensure the Project is consistent with applicable GHG reduction standards:

DF-10 The project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:

- Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- Provide the necessary infrastructure to support electric vehicle charging.
- Provide solar installations per the prescribed Energy Design Ratings.

DF-11 No wood-burning or natural gas fireplaces will be included in the Project.

DF-12 Participate in the local waste management recycling and composting programs.

DF-13 Encourage the property management company and landscape maintenance crews to use electric-powered landscaping equipment for landscape maintenance.

With the recommended Project Operational Design Features described here, the Project would not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases and the impact is considered less than significant.

4.8.3 Mitigation Measures

No significant impacts were identified, no mitigation measures are required.

4.9 Hazards and Hazardous Materials

4.9.1 Environmental Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined by the California Health and Safety Code, Section 25501 as follows:

Hazardous material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in 22 CCR Section 662601.10 as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

Transporters of hazardous waste in California are subject to several federal and state regulations. They must register with the California Department of Health Services (DHS) and ensure that vehicle and waste container operators have been trained in the proper handling of hazardous waste. Vehicles used for the transportation of hazardous waste must pass an annual inspection by the California Highway Patrol (CHP). Transporters must allow the CHP or DHS to inspect its vehicles and must make certain required inspection records available to both agencies. The transport of hazardous materials that are not wastes is regulated by the U.S. Department of Transportation through national safety standards.

Under Government Code Section 65962.5, both the Department of Toxic Substances Control (DTSC) and the SWRCB are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites.

4.9.2 Historic Conditions

The site was historically devoted to agricultural uses which may have included crops and livestock grazing. Use of the Project Site for agricultural purposes indicates the potential for agricultural chemicals (e.g., pesticides, herbicides) to have been applied that may still be present in Project Site soils. Pesticide sampling did not identify any concentrations of concern. Debris and soil piles investigated on the site did not contain concentrations of concern of metals, pesticides or petroleum hydrocarbons (West Coast Environmental and Engineering 2006; Appendix G).

4.9.3 Phase I Environmental Site Assessment

Earth Systems Southwest (ESSW) completed a *Phase I Environmental Site Assessment* (ESA) of the site in December 2005 that identified several issues of potential concern, including the following:

1. Sixteen dirt piles and two excavations were observed northeast of the slab foundation, adjacent to the northern boundary. It was not clear whether the dirt piles originated onsite.
2. The site had been used for agriculture or grazing from at least 1949, the earliest historical reference available. Therefore, the potential exists for residues of presently banned Organochlorine Pesticides (OCP) such as Dichlorodiphenyltrichloroethane (DDT), to be present in soils at the site.
3. Based on an historical aerial photograph review, at least six buildings and/or sheds have been onsite. Four of the buildings/sheds were in the northwest quarter of the site; one building was within a fenced enclosure east of the center of the site; and a shed was near the center of the south boundary. Rural residences and farms often have onsite fuel storage tanks, either above ground or underground (ASTs and Underground Storage Tank [USTs], respectively). The concern with USTs is that a release can occur and go unnoticed until the UST is removed.

West Coast Environmental and Engineering performed a Phase I ESA for the site in June 2006 to update the Phase I completed by ESSW, dated December 28, 2005, to meet the ASTM Practice E 1527-05 for Phase I ESAs (Appendix G). The assessment revealed no evidence of Recognized Environmental Conditions (REC) or historic RECs association with the property.

4.9.4 Phase II Investigation Report

In February 2006, ESSW prepared a Phase II Investigation to evaluate the issues stated above (ESSW 2006; Appendix H). Buried metallic objects were not identified during the geophysical survey. Other indications of USTs were not observed. Total Petroleum Hydrocarbons and OCPs were not detected in the samples from the dirt piles. Heavy metals were detected below the regulatory limits for hazardous waste (Total Threshold Limit Concentration [TTLIC]) and residential Preliminary Remediation Goals (PRG). The heavy metals appear consistent with naturally occurring background concentrations. Trace concentrations of OCPs were detected in two of the agricultural area and building area samples. Chlordane was detected at 0.036 Milligrams Per Kilogram (mg/kg) in building area sample SS-10. Dichlorodiphenyldichloroethylene (DDE, a breakdown product of DDT) was detected at 0.002 mg/kg in agricultural area sample SS-112. These results are well below the TTLICs and PRGs. Issues beyond those identified during the Phase I Investigation were not observed. Further investigations were not warranted based on the activities and findings.

4.9.5 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.9.5.1 Construction

Construction of the Project would involve the use of various products that contain materials classified as hazardous (e.g., gasoline/diesel fuel, oils and lubricants, solvents, adhesives and cements, certain paints, cleaning agents, and degreasers). No equipment maintenance or fueling would occur on the site. Project construction would be required to comply with applicable building, health, fire, and safety codes.

CCR Title 8 addresses workplace regulations involving the use, storage, and disposal of hazardous materials, and specific applications for construction workers. CCR Titles 22 and 26 set forth environmental health standards for hazardous materials management. California Health and Safety Code Chapter 6.95 sets forth enabling legislation for the application of CCR Titles 8, 22, and 26. Safety precautions for the prevention of fire hazards associated with the use and storage of hazardous materials are addressed in the Uniform Fire Code. Compliance with applicable federal, state, and local regulations including, but not limited to, CCR Titles 8 and 22, the Uniform Fire Code, and California Health and Safety Code Chapter 6.95 would ensure that the Project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. The Proposed Project would have a less than significant impact in this regard.

4.9.5.2 Operation

Operation of the Proposed Project would result in uses of hazardous materials associated with a multifamily apartment complex. It is likely that the Project would use small amounts of commercial cleaning materials, paints and solvents for building maintenance, pool chemicals, and pesticides/herbicides for Project landscaping could be considered hazardous materials. However, an apartment complex, such as the Proposed Project, would not use hazardous materials in a quantity great enough to cause significant hazard to the public or the environment. Nor would a project of this type, once operational, transport, or dispose of hazardous materials in an amount to cause significant hazard to the public or the environment.

The use, storage, and transportation of hazardous materials are subject to local, state, and federal regulations, the intent of which is to minimize the public’s risk of exposure. Based on the uses that would be part of the Project and the existing regulatory structure related to these materials, the Proposed Project would not cause a threat to public safety during Project construction or operation. Therefore, because the transport, use, storage, and disposal of hazardous materials pertaining to the Project would

be relatively minor and subject to extensive regulatory oversight, this impact would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

As discussed above, no vehicle maintenance or refueling would occur onsite. Construction BMPs shall be implemented to prevent construction and demolition pollutants and products from violating any water quality standard or waste discharge requirements. BMPs would consist of measures such as a stabilized construction entrance to avoid tracking soils offsite and straw wattles and silt filter bags to prevent offsite runoff onto public roadways or into drainage outlets. During operation, onsite uses would be typical of a multifamily apartment complex and would not include routine transport or maintenance of hazardous materials and vehicles . Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The Project Site is located approximately 0.1 mile from Sundance Elementary School, located at 1520 East 8th Street. The Proposed Project would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials which would minimize or eliminate potential impacts to schools. The Proposed Project would adhere to all local ordinances with approval from the pertinent City departments.

Section 4.3 of this IS/MND shows that the Project’s daily construction emissions (which would be temporary) and operational emissions would be below the applicable SCAQMD air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation that could affect the school.

Construction of the Project would involve the use of various products that contain materials classified as hazardous, however construction activities would be temporary in nature. Project construction would be required to comply with applicable building, health, fire, and safety codes. An apartment complex, such as

the Proposed Project, would not use hazardous materials in a quantity great enough to cause significant hazard to the public or the environment. Nor would a project of this type, once operational, transport, or dispose of hazardous materials in an amount to cause significant hazard to the public or the environment. Therefore, there would be a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impact.

Government Code Section 65962.5 requires the DTSC, the State Department of Health Services, the SWRCB, and the California Integrated Waste Management Board to compile and annually update lists of hazardous waste sites and land designated as hazardous waste property throughout the state.

California Environmental Protection Agency’s (CalEPA) Cortese List Data Resources records were reviewed to help determine whether hazardous materials have been handled, stored, or generated on the Project Site or the adjacent properties and businesses (CalEPA 2022). The list, although covering the requirements of Section 65962.5, has always been incomplete because it does not indicate if a specific site was at one time included in the abandoned site program.

The list is a compilation of the following five separate websites:

1. DTSC’s EnviroStor – identifies waste or hazardous substances sites.
2. SWRCB’s GeoTracker – identifies underground storage tanks for which an unauthorized release report was filed, cleanup sites, and all solid waste disposal facilities from which there is a mitigation of hazardous waste for which a regional board has notified DTSC.
3. A PDF of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit.
4. A list of cease-and-desist orders and clean up and abatement orders.
5. A list of hazardous waste facilities subject to corrective action.

DTSC’s EnviroStor indicated that that Project Site was not identified as a hazardous waste or substances site (DTSC 2022).

GeoTracker did not identify the site as an underground storage tank for which an unauthorized release report was filed, a cleanup site, or a solid waste disposal facility from which there is a mitigation of hazardous waste for which a regional board has notified DTSC (SWRCB 2022). The database indicates that the nearest hazardous site is an ARCO gas station located approximately 0.2 mile from the Project Site at

1696 6th Street. This gas station is the site of a former leaking underground storage tank. The cleanup status is complete and the case was closed in 1994.

A list of solid waste disposal sites with waste constitutes above hazardous waste levels outside the waste management unit was also checked. No records were listed.

The list of cease-and-desist orders and clean up and abatement orders did not include the Project Site.

The list of hazardous facilities subject to corrective action does not include the Project Site.

As the Proposed Project is not listed on one of the five websites provided to fulfill the Cortese List, the Proposed Project would not create a significant hazard to the public or the environment. There are no hazardous waste facilities and sites with known contamination, or sites where there may be reasons to investigate further located on the Project Site or in its vicinity.

The Phase I ESA and Phase II investigation for the Project Site indicated trace contaminants from previous agricultural operations. However, these trace materials were below the regulatory limits for hazardous waste (TTLIC and PRG). Further investigations were not warranted based on the findings of these reports. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site is located approximately 5.2 miles northwest of the Banning Municipal Airport. The Project Site is neither within an airport land use plan nor located within 2miles of a public airport or public use airport. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no impacts are identified or anticipated.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Highland Springs Road is a major roadway identified as an evacuation route. This road is located approximately 1,000 feet east of the Project Site (Figure 2) and would be utilized by future residents in the event of an emergency. The Proposed Project does not include any alterations to this evacuation route. The Proposed Project would be required to comply with the City’s Multi-Hazard Functional Plan, which outlines responsibilities and procedures to be followed in the event of an emergency or citywide disaster. The City and the Riverside County Fire Department (RCFD) established certain design standards to ensure that site planning and building design consider public safety and fire prevention; these standards include requirements governing emergency access. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City. Site access for operations would be subject to approval of the Site Plan by the City.

Development facilitated by the Project would accommodate future population growth and would increase vehicle miles travelled in the City. This could lead to increased congestion during emergency evacuations. However, the City reviews and approves projects to ensure that emergency access meets City standards. This Project must comply with road standards and are reviewed by the City to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans. Therefore, the Project would not impair implementation of or physically interfere with evacuation or emergency response plans. Therefore, the Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Proposed development under the General Plan is subject to environmental and building permit review procedures to ensure adequate and appropriate site design and construction methods are implemented to reduce the risk of wildland fires. For new development, the creation of defensible areas around building structures, and use of fire-resistant building materials would provide protection from wildland fires. The Project Site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) and is not in an area considered a wildland fire risk (California Department of Forestry and Fire Protection [CAL FIRE] 2022a). Therefore, there would be a less than significant impact in this regard.

4.9.6 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.10 Hydrology and Water Quality

This section is partially based on the Project-specific WQMP for the Proposed Project (Stevenson, Porto & Pierce 2022a; Appendix F).

4.10.1 Environmental Setting

4.10.1.1 Regional Hydrology

According to the City General Plan, the City’s water supply has been sourced from groundwater supplies within the Beaumont Groundwater Storage Unit (BSU). The BSU is part of the Beaumont Hydrologic Subarea of the San Timoteo Hydrologic Area and the northern portion of the Santa Ana River Hydrologic Unit. The City is serviced by the BCVWD. The BCVWD draws groundwater from shallow wells in Little San Gorgonio Canyon. The increase in urban runoff due to increasing urban/suburban growth has resulted in the degradation of the surface water quality. The Project Site is part of the Riverside County Flood Control and Water Conservation District Master Drainage Plan for the Beaumont Area (Zone 5) tributary to the Santa Ana River, located approximately 24 miles west of the Project Site (City of Beaumont 2020a).

4.10.1.2 Existing Site Hydrology and Onsite Drainage

The site is vacant and contains bare soil with sparse vegetation. The site’s topography generally slopes from north to south with no definitive historical concentrated drainage paths. Under existing conditions, the runoff that leaves the Project Site flows through the neighboring properties along the south property line and eventually reaches the inlets along East 6th Street. These inlets connect to the City storm drain system within East 6th Street and proceeds eastward. The runoff from the northern properties sheet flows onto the Project Site with no discernable concentrated flow path towards the south to City storm drain system (Stevenson, Porto & Pierce 2022b; Appendix F).

4.10.2 Hydrology and Water Quality (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Proposed Project would disturb approximately 10.93 acres and is therefore subject to NPDES permit requirements. Construction activities covered under the State’s General Construction permit include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a SWPPP.

The applicant has submitted a preliminary WQMP (Appendix F) that incorporates water quality treatment features and LID site design, source control and treatment BMPs to address the NPDES requirements as part of the review process. The WQMP is intended to comply with the requirements of the City of Beaumont, which includes the requirement for the preparation and implementation of a Project-Specific WQMP. The implementation of the WQMP is enforceable under the City of Beaumont Water Quality Ordinance. Review and approval of the WQMP by the City would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site.

The Project would be required to comply with the NPDES standards to ensure that pollutants are not discharged in the storm drain system. The applicant has submitted a preliminary WQMP that incorporates the foregoing water quality treatment features and LID site design, source control and treatment BMPs to address the NPDES requirements as part of the review process. Examples of construction phase BMPs implemented with the SWPPP include sandbags, silt fences, and detention basins. Prior to the issuance of building permits, a final WQMP will have to be submitted by the applicant and approved by the City's Engineering Division, and strict adherence to the program would be required. This plan is intended to satisfy the Riverside County Municipal Separate Storm Sewer System Ordinance and the Statewide NPDES.

No additional requirements are necessary with adherence to provisions of the NPDES, SWPPP, WQMP. No violations of water quality standards or waste discharge requirements would occur and impacts to surface and ground water quality would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

According to the City General Plan, the City of Beaumont historically has drawn from groundwater supplies available within the BSU, which underlies the City and surrounding areas. The BSU is within Area 4 of the Beaumont and Banning Hydrologic Subarea of the San Timoteo Hydrologic Area, and within the northern portion of the Santa Ana River Hydrologic Unit (City of Beaumont 2020a).

The BCVWD prepared an Urban Water Management Plan (UWMP) in 2020. This document accounts for water demands within the BCVWD service area. The Proposed Project includes actions necessary to annex portions of the 10.93-acre Project Site to the BCVWD. The BCVWD draws groundwater from shallow wells in Little San Gorgonio Canyon. The Beaumont Groundwater Basin has a large storage capacity for banked water. As of the end of 2020, BCVWD had 39,750 Acre-Feet (AF) of water banked in storage for use during dry years. During wet years, BCVWD can bank State Water Program water for dry years (BCVWD 2021).

The BCVWD projected water demand in the year 2025 would be 17,265 Acre-Feet Per Year (AFY). The 2020 UWMP water demand projections are based on a portion of a uniform per capita water use per day

(gpcd) of 162 gpcd (BCVWD 2021). Based on the water demand projection of 162 gpcd, the Project would consume approximately 112 AFY. This represents a 0.6 percent increase in BCVWD’s annual demand for 2025.

The Project would also incorporate various features to reduce water demand onsite. Water-wise, California-friendly shrubs, grasses, and groundcovers would complement the architectural theme and also reduce overall water use in the landscape. An automatic irrigation system with low volume equipment would minimize water loss due to run-off. Groundcovers or bark mulch would help conserve water, lower the soil temperature, and reduce evapotranspiration. The Project would also comply with the Water Shortage Contingency Plan outlined in the UWMP. For example, limits may be applied to the number of days, frequency and duration of outdoor watering.

Water would be required during construction of the Project for dust suppression. Water usage for construction purposes would be temporary and would be considerably smaller than that required once facilities are operational. It is possible that reclaimed water could be used for dust suppression, reducing the quantity of potable water required. During Project operation, the Project would result in a nominal increase in water consumption. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation onsite or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impact.

- i) The Project would be subject to the NPDES Construction Stormwater Permit and would implement a SWPPP, which would help minimize erosion and sedimentation from construction activity. The Project proposes a bioretention basin along the southern border to retain storm

water on the site. The Project would also implement a WQMP that would include construction and post-construction BMPs to further minimize erosion and sedimentation. In addition to the SWPPP and WQMP, the Project is also subject to the applicable federal, state, regional, and local regulatory framework concerning water quality. Therefore, with implementation of the SWPPP, WQMP, and applicable regulatory framework, the Project is not anticipated to result in substantial erosion or siltation. Thus, impacts would be less than significant.

Less than Significant Impact.

- ii) In its developed condition, the Project would contribute additional peak flow runoff due to new impervious surfaces. However, the proposed onsite catch basin inlets, storm water conveyance pipeline, and storm water treatment basin are designed to mitigate the developed peak runoff via detention and a restricted outlet structure. As detailed in Appendix K, the stormwater treatment basin is designed to mitigate runoff to within 110% of the pre-developed peak 100-year runoff (Stevenson, Porto & Pierce, Inc. 2022b). The proposed on-site basin would hold a maximum (i.e., 100 year storm) amount of 1.35 AF (personal communication with Alexander Jaramillo 2023). The rate or volume of surface runoff would not increase in a manner which would result in flooding on- or offsite. A less than significant impact would occur.

Less than Significant Impact.

- iii) In its developed condition, the Project Site would continue to accept and intercept the offsite runoff via an interception channel and onsite inlets. The runoff would combine with the onsite runoff and would be diverted to the onsite detention basin, which is designed to mitigate the developed peak runoff via detention and a restricted outlet structure. The treated runoff from the basin would be conveyed to the proposed extension of a 30-inch storm drain to the existing City storm drain line at the intersection of Xenia and East 6th Street. Treatment of first flush waters from the development would be accomplished by routing them through the proposed water quality basins for each drainage area. These treatment proposals would be consistent with *Riverside County Stormwater Quality Best Management Practice Design Handbook*.

The Project Applicant has submitted a preliminary WQMP that incorporates water quality treatment features and LID site design, source control and treatment BMPs to address the NPDES requirements as part of the review process. These permanent and operational source control measures are outlined in Table G.1 of the WQMP. Measures include but are not limited to:

- Maintain landscaping using minimum or no pesticides.
- Provide Intergraded Pest Management information to owners, lessees, and operators.
- Provide an adequate number of refuse receptacles.
- Inspect receptacles regularly; repair or replace leaky receptacles.
- Keep receptacles covered.

- Prohibit/ prevent dumping of liquid or hazardous wastes.
- Post “no hazardous materials” signs.
- Inspect and pick-up spills immediately.
- Keep spill control materials available on-site.
- Maintain onsite storm drain inlets regularly, and provide educational material to residents (good practices and discharge prohibitions).
- Sweep sidewalks and streets regularly and prevent litter from accumulating (no cleaning agents or degreasers discharging to storm drain system).

With the incorporation of LID BMP measures listed above, the Project would not contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

No Impact.

- iv) The Project is located in the following Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map: Riverside County, California and incorporated areas, Panel 811 of 3805, on map number 06065C0812G, effective date 8/28/2002. Per these maps, the site is located entirely in *Zone X Area of Minimal Flood Hazard*. This area is determined to be outside the 0.2 percent annual chance floodplain (FEMA 2002). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

A *seiche* is a standing wave in an enclosed or partially enclosed body of water. Seiches and seiche-related phenomena have been observed on lakes, reservoirs, swimming pools, bays, and seas. The key requirement for formation of a seiche is that the body of water be at least partially bounded, allowing the formation of the standing wave. The City of Beaumont is not subject to seiche because no significant water bodies exist within the City limits (City of Beaumont 2020a). No impact would occur regarding seiches.

A *tsunami* is a great sea wave, commonly referred to as a *tidal wave*, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. The Project Site is approximately 52 miles inland from the Pacific Ocean coastline and is therefore not subject to a tsunami. No impact would occur.

Furthermore, the Project Site is located on Zone X, which is outside of the 100- or 500-year floodplain (FEMA 2002). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Please refer to previous Response 4.10.2 a). The Project would be required to comply with the NPDES standards to ensure that pollutants are not discharged in the storm drain system. The applicant has submitted a preliminary WQMP that incorporates water quality treatment features and LID site design, source control and treatment BMPs to address the NPDES requirements as part of the review process. This plan is intended to satisfy Riverside County’s Municipal Separate Storm Sewer System Ordinance and the Statewide NPDES. BMPs would be prepared for the Proposed Project and would be implemented to manage erosion and release of pollutants during construction-related activities. BMPs would consist of measures such as a stabilized construction entrance to avoid tracking soils offsite and straw wattles and silt filter bags to prevent offsite runoff onto public roadways or into drainage outlets. The Proposed Project’s grading plan would also ensure that earthwork is designed to avoid soil erosion. Thus, the Project would not conflict with implementation of an applicable water quality control plan.

As the Project is consistent with the City of Beaumont General Plan, and the City’s water supply projections that indicate there are sufficient water supplies to serve the Project within established safe yield amounts, the Project would not conflict with sustainability objectives of a groundwater management plan (City of Beaumont 2020a). Impacts would be less than significant.

4.10.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.11 Land Use and Planning

4.11.1 Environmental Setting

The Project Site and its immediate vicinity is within the 6th Street Corridor Planning Area of the City General Plan, approved in March 2007. Development in this area is largely commercial and industrial in character with many single-family and multifamily residences located between commercial parcels. The Project Site is bounded on the north by existing single-family residences, on the west by Xenia Avenue with apartment homes beyond, on the south by commercial properties and vacant land, and on the east by an apartment complex. The zoning designation for the site is Downtown Residential Multi-Family in the City of Beaumont Zoning Map. The City of Beaumont General Plan land use map designates the Project

Site as Multi-Family Residential. Multiple family apartments are a permitted use per Table 17.19-1 of the BMC.

Table 4.11-1. Surrounding Land Uses		
Location	General Plan Land Use Designations	Zoning Classifications
Site	Multi-Family Residential	Downtown Residential Multi-Family
North	Multi-Family Residential	Downtown Residential Multifamily
South	General Commercial	Sixth Street Mixed Use
East	Multi-Family Residential	Downtown Residential Multifamily
West	Multi-Family Residential	Downtown Residential Multifamily Residential Single Family

Source: City of Beaumont-- General Plan Land Use Map, City of Beaumont-- Zoning Map Final

4.11.2 Land Use and Planning (XI) Environmental Checklist and Discussion

Would the Project:

a) Physically divide an established community?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

Lands that surround the Project Site are developed with single- and multi-family residences to the north, east, and west. The Project would construct 192 multifamily apartment units and additional facilities including a clubhouse, a swimming pool and recreation area, dog park, and associated infrastructure. Although the Project Site is predominantly surrounded by residential development, no part of the Project would extend beyond the existing site boundaries, and no part of the Project would create a barrier within the established communities. Therefore, the Project would not physically divide an established community and no impact would occur.

Would the Project:

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Proposed Project Site is zoned Downtown Residential Multi-Family and it has a land use designation of Multi-Family Residential in the City of Beaumont General Plan. Appropriate uses in this designation include single-family attached townhouses, condominiums, and apartments. The Project would comply

with BMC requirements for the Downtown Multi-Family Residential zone including building heights, setbacks, and density. Thus, the Proposed Project would be consistent with the City's General Plan. No impact would occur.

4.11.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.12 Mineral Resources

4.12.1 Environmental Setting

Minerals are defined as any naturally occurring chemical elements or compounds formed by inorganic processes and organic substances. Minable minerals are defined as a deposit of ore or minerals having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the Project Area. The conservation, extraction, and processing of mineral resources is essential to meeting the needs of society.

The Surface Mining and Reclamation Act of 1975 (SMARA) states that cities and counties shall adopt ordinances "...that establish procedures for the review and approval of reclamation plans and financial assurances and the issuance of a permit to conduct surface mining operations.." (PRC Section 2774). The intent of this legislation is to ensure the prevention or mitigation of the adverse environmental impacts of mining, the reclamation of mined lands, and the production and conservation of mineral resources are consistent with recreation, watershed, wildlife, and public safety objectives (PRC Section 2712).

SMARA requires the State Geologist to classify land into Mineral Resource Zones (MRZs) according to the known or inferred mineral potential of that land. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral potential of land is recognized by local government decision makers and considered before land use decisions, which could preclude mining, are made. Areas subject to California mineral land classification studies are divided into the following MRZ categories that reflect varying degrees of mineral potential:

- MRZ-1: Areas of no mineral resource significance
- MRZ-2: Areas of identified mineral resource significance
- MRZ-3: Areas of undetermined mineral resource significance
- MRZ-4: Areas of unknown mineral resource significance

There have been no significant mineral deposits found in the City of Beaumont. There are no delineated sites or locations of mineral resources within the City. However, since much of the area is flat and characterized by alluvial materials, which eroded and washed down from the mountains, extracting aggregate resources from open spaces adjacent to the flood channel in the western portion of the City and its SOI may be possible. Also, there are likely accretions of aggregate along watercourses and drainage ways within the City or Sphere boundaries (City of Beaumont 2020a).

4.12.2 Mineral Resources (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

According to the California DOC, Mineral Land Classification map, the Project Site and its immediate vicinity are located within MRZ-3. There are no known or identified mineral resources of regional or Statewide importance within the General Plan Area (City of Beaumont 2020a). Development of the Proposed Project would not result in the loss of availability of a known mineral resource of value. Additionally, mineral resource mining would not be compatible with the surrounding land uses and the General Plan designation for the Project Site. Therefore, no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

There are no delineated sites of mineral resources within the General Plan Area. Undeveloped parts of the General Plan Area may yield sand, gravel and aggregate that can be used for local construction activities as long as mineral extraction does not conflict with other policies or land uses. The Project Site has a zoning designation of Downtown Residential Multi-Family and a General Plan land use designation of Multi-Family Residential. Development of the Proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site. Therefore, no impact would occur.

4.12.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.13 Noise

This section documents the results of a Project Noise Impact Study, prepared by RK Engineering in September 2022 (RK Engineering 2022b; Appendix I), as a comparison of predicted Proposed Project noise levels to noise standards promulgated by BMC. The City’s Municipal Code (Title 9, Chapter 9.02) includes detailed noise regulations intended to protect the welfare of its residents from excessive,

unnecessary, or unusually loud noises by any and all sources in the community. The noise regulations in this chapter establish criteria and standards for the regulation of noise levels within the City.

The purpose of this section is to estimate Project-generated noise levels and determine the level of impact the Proposed Project would have on the environment. This section describes the existing environmental and regulatory conditions specific to noise and addresses the potential impact of the Proposed Project.

4.13.1 Environmental Setting

4.13.1.1 Noise Fundamentals

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include the average hourly noise level (in L_{eq}) and the average daily noise levels/community noise equivalent level (in L_{dn} /CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows¹:

- **Equivalent Noise Level (L_{eq})** is the sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.
- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA *weighting* added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn} .
- **Community Noise Equivalent Level (CNEL)** is the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels (dB) to sound levels in the evening from 7:00 to 10:00 p.m. and after addition of ten (10) decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m..

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations.

Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately six dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately three dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2011). Soft surfaces, such as soft dirt or grass, can absorb sound,

¹ RK Engineering 2022b; Appendix H

so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed (FHWA 2011).

The manner in which older structures in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer structures is generally 30 dBA or more (Harris, Miller, Miller and Hansen 2006).

4.13.1.2 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high, above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). The following relationships should be noted in understanding this analysis regarding increases in dBA:

- Except in carefully controlled laboratory experiments, a change of 1.0 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3.0-dBA change is considered a just-perceivable difference.
- A change in level of at least 5.0 dBA is required before any noticeable change in community response would be expected. An increase of 5.0 dBA is typically considered substantial.
- A 10.0-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

4.13.1.3 Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as

hospitals, historic sites, cemeteries, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Several noise sensitive land use areas are present surrounding the Project Site, including;

- Existing single family residential uses located adjacent to the Project Site to the north, approximately 50 feet from the nearest building façade (Building 2).
- Existing multifamily residential uses located adjacent to the Project Site to the east, approximately 100 feet from the nearest building façade (Building 8).
- Existing multifamily residential uses located across Xenia Avenue approximately 149 feet to the west from the nearest building façade (Building 2).
- Existing Sundance Elementary School located across 8th Street approximately 250 feet to the north of the Project Site.

4.13.1.4 Vibration Fundamentals

Ground vibration can be measured several ways to quantify the amplitude of vibration produced. This can be through peak particle velocity (PPV) or root mean square velocity. These velocity measurements measure maximum particle at one point or the average of the squared amplitude of the signal, respectively.

Vibration impacts on people can be described as the level of annoyance and can vary depending on an individual’s sensitivity. Generally, low-level vibrations may cause window rattling but do not pose any threats to the integrity of buildings or structures.

4.13.2 Noise (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.13.2.1 Construction Noise Impacts

Temporary construction noise and vibration impacts have been assessed from the Project Site to the surrounding adjacent land uses. The degree of construction noise will vary depending on the type of construction activity taking place and the location of the activity relative to the surrounding properties.

The City of BMC Chapter 9.02 establishes City-wide standards regulating noise for residential zones, public places, and motor vehicles. BMC Chapter 9.02.110 states that no construction activities may occur within 0.25 mile from an occupied residential dwelling 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. between the months of October through May, unless such activities are permitted under written consent of the City's Building Official.

The site-specific noise impact study analyzes potential noise impacts during all expected phases of construction, including; site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. The Project's estimated construction noise levels have been calculated using the FHWA's Roadway Construction Noise Model Version 1.1. Table 4.13-1 shows the noise level impacts to the receptor at 180 feet. Noise levels were projected at an average distance of 180 feet for equipment operating over an eight-hour period from to the nearest sensitive receptor property line. While some construction noise activity may occur closer than 180 feet from the property line, noise levels are averaged over an eight-hour period for purposes of assessing impacts.

Table 4.13-1. Project Construction Noise Levels – at 180 Feet				
Phase	Equipment	Quantity	Equipment Noise Level at 180feet (dBA L_{eq})	Combined Noise Level (dBA L_{eq})
Site Preparation	Rubber Tired Dozers	3	70.6	80.5
	Tractors/Loaders/Backhoes	4	72.9	
Grading	Excavators	2	69.6	81.1
	Graders	1	73.9	
	Rubber Tired Dozers	1	70.6	
	Scrapers	2	72.5	
	Tractors/Loaders/Backhoes	2	72.9	
Building Construction	Cranes	1	69.5	79.3
	Forklifts	3	63.9	
	Generator Sets	1	69.5	
	Tractors/Loaders/Backhoes	3	72.9	
	Welders	1	62.9	
Paving	Cement and Mortar Mixer	2	67.7	74.5
	Pavers	2	66.1	
	Paving Equipment	2	66.1	
Architectural Coating	Air Compressors	1	66.6	66.6
Worst Case Construction Phase Noise L _{vel} - L _{eq} (dBA) – without wall				81.1
Worst Case Construction Phase Noise L _{vel} - L _{eq} (dBA) – with wall				70.8

As shown in Table 4.13-1, the Project is expected to generate noise levels of approximately 70.8 dBA at 180 feet with the proposed noise barrier wall. Construction noise calculation worksheets are provided in Appendix I.

Per the City of Beaumont Municipal Code Section 9.02.110(F), construction-related noise shall not exceed 55 dBA for more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school. Based on the construction noise levels in Table 4.13-1 above, the Proposed Project may expose adjacent sensitive receptors to noise levels that exceed the City’s maximum allowable standards for interior noise exposure. Therefore, to ensure that interior noise levels fall within allowable levels, the following preliminary interior noise analysis has been performed.

The preliminary interior noise analysis has been prepared for the nearest off-site sensitive receptor locations using a typical “windows closed” condition (Table 4.13-2). A minimum of 20 dBA noise reduction is assumed with the *windows closed* condition and standard California construction windows (Sound Transmission Class ≥ 25).

Based on the interior noise analysis, adjacent sensitive receptor locations will not experience interior noise levels greater than 55 dBA during project construction. Therefore, the construction noise-related impacts are considered less than significant.

Table 4.13-2. Interior Noise Analysis – Construction Noise			
Receptor Location	Exterior Noise Level at Building Façade (dBA L_{eq})	Interior Noise Standard¹ (dBA L_{eq})	Interior Noise Level with “Windows Closed²” Conditions (dBA L_{eq})
Existing residential land uses located north of the Project Site	70.8	55.0	50.8

¹Source: City of Beaumont Municipal Code Section 9.02.110(F).

²A minimum of 20 dBA noise reduction is assumed with *the windows closed* condition and standard California construction windows (Sound Transmission Class ≥ 25).

The following recommended design features are provided to help ensure the Project’s noise levels remain less than significant and do not adversely impact the adjacent noise sensitive land uses. Design features are typically included in the conditions of approval for the Project and are not considered mitigation under CEQA.

DF-1 Prior to the issuance of building permits, the project shall demonstrate building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units, per the California Building Standards Code.

DF-2 The project shall comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g.. floor/ceiling assemblies and demising walls).

- DF-3** For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum.
- DF-4** All HVAC equipment shall be shielded behind parapet walls or enclosed from the line of sight of all adjacent residential properties.
- DF-5** Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (7 a.m. – 10 p.m.).
- DF-6** Hours of operation for the pool and spa recreation area and dog park should be limited to daytime hours only (7 a.m. – 10 p.m.).
- DF-7** Construct a six (6) foot high noise barrier wall along the property lines in the beginning phases of construction to provide shielding to the adjacent noise sensitive receptors. The designed noise screening will only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the Project Site. All gaps (except for weep holes) should be filled with grout or caulking to avoid flanking.

Noise control barrier may be constructed using one, or any combination of the following materials:

- Masonry block;
 - Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
 - Transparent glass (3/8-inch-thick), acrylic, polycarbonate, or other transparent material with sufficient weight per square foot.
- DF-8** All pool/spa equipment will be enclosed from line of sight behind a solid block wall.
- DF-9** Prepare a construction management plan and obtain a construction work permit from the City of Beaumont prior to starting construction. The construction management plan shall ensure all contractors implement construction best management practices to reduce construction noise levels, such as:
- Construction activities shall not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.
 - All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
 - Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.

- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes.
- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.

DF-10 No impact pile driving or blasting activities will be performed on the Project Site during construction.

4.13.2.2 Operational Noise Impacts

The Project is not expected to consist of significant sources of stationary noise. The main sources of potential stationary noise impacts from the Project would mainly include onsite noise from vehicular circulation, parking lot noise, outdoor fitness center, the dog park, and Heating, Ventilation and Air Conditioning (HVAC) units. The preliminary plan for the outdoor exercise area includes: a yoga/stretching area and a variety of different pieces of outdoor fitness equipment (squats, inner thigh adductor, triceps press, rower, shoulder press, ab toner and stepper).

The types of onsite noise from the Project are typically considered compatible with other adjacent residential uses and would not typically be categorized as loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. In particular, social activities and vehicular related noise are generally substantially less during the noise sensitive nighttime hours.

Mechanical HVAC would be located on the rooftop of each building and would be shielded behind parapet walls. The nearest noise sensitive receptors are existing single-family residential homes located approximately 50 feet away from the Building 2 façade. All other adjacent noise sensitive receptors are located farther than 50 feet from the nearest building façade. Therefore, this evaluation provides a worst-case assessment of HVAC noise impacts at 50 feet.

The dog park will be located at the northeast corner of the property. The nearest noise sensitive receptors are existing residential land uses located approximately 44 feet from the center of the proposed dog park. All other adjacent noise sensitive receptors are located farther than 44 feet from the center of the

proposed dog park. Therefore, this evaluation provides a worst-case assessment of dog park noise at 44 feet.

Onsite vehicular noise would occur from vehicle engine idling and exhaust, doors slamming, tires screeching, people talking, and the occasional horn honking. The vehicular noise would occur approximately 20 feet from the northern and eastern property line of the Project Site.

The Project will also include an on-site community club/swimming pool that is a potential source of operational noise. The club and swimming pool will be located near the center of the western end of the site, approximately 130 feet from the nearest property line, and will be blocked from sensitive receptors by the surrounding on-site buildings and equipment will be enclosed within an equipment room. Due to the location of the proposed on-site community club/swimming pool the noise impacts to adjacent properties surrounding the site would be less than significant.

The Project includes a six-foot noise barrier wall along the northern, southern, eastern and western property lines and the noise study has taken the applicable noise barrier shielding into account during the analysis.

It should be noted that the existing daytime noise levels at the Project Site and surrounding uses are approximately 59.6 dBA and currently exceeding the City of Beaumont Baseline Ambient Noise Levels (BANL) of 55 dBA for residential uses. Therefore, the daytime BANL threshold used in this analysis has been increased to the measured 59.6 dBA noise level. Because no noise measurements were taken during nighttime hours, nighttime noise impacts are analyzed using the City of Beaumont Nighttime Baseline Ambient Noise Levels of 45 dBA.

As shown in Table 4.13-3, operational noise levels generated by the Project are not expected to cause an increase in the Baseline Ambient Noise Level by more than five dBA. As a result, the Project would not exceed the City's daytime or nighttime noise standards at the nearest adjacent noise sensitive land uses and the impact is considered less than significant.

Table 4.13-3. Stationary Noise Impact Analysis		
Noise Source	Exterior Noise Level (L_{eq}) dBA¹	
	Daytime 7:00 a.m. to 10:00 p.m.	Nighttime 10:00 p.m. to 7:00 a.m.
HVAC Unit	39.6	39.6
Dog Park	56.9	0.0 ²
Parking Lot	41.4	41.4
Base Ambient Noise Level (BANL) ³	59.6	45.0
Combined Noise Level	61.5	47.4
Increase in BANL	1.9	2.4
<i>Beaumont Noise Level Criteria</i>	5 dBA above BANL	5 dBA above BANL
Noise Level Exceeds Standard:	No	No

¹Stationary HVAC noise calculation worksheets are shown in Appendix I.

²The proposed dog park will not be permitted to run during nighttime hours. Therefore, there is assumed to be no nighttime noise impact.

³Daytime Baseline Ambient Noise Levels reflect ambient noise measurements performed by RK Engineering Group, Inc. Nighttime Baseline Ambient Noise Levels reflect the City of Beaumont standards.

4.13.2.3 Noise/Land Use Compatibility

The Project’s noise/land use compatibility setting is evaluated to determine future noise levels to habitable exterior and interior areas on the Project Site, and is intended to satisfy the City of Beaumont General Plan Noise Element Objectives and Policies which help ensure resident’s quality of life is not affected adversely by high noise levels. The Project’s noise/land use compatibility is not necessarily applicable to CEQA, as recent court rulings have indicated that CEQA is primarily concerned with the project’s impact of the environment, not the environment’s impact on a project.

Based on the Beaumont General Plan Chapter 10: Noise, Figure 10.2 Future Noise Contours from Transportation, the Project Site is located within a 65-dBA CNEL noise contour. According to the City of Beaumont General Plan, the standard used for maximum outdoor noise levels in residential areas in California, and the City specifically, is a CNEL of 65 dBA. Therefore, the Project is considered compatible with the surrounding land use and noise environment. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Table 4.13-4 shows the Project’s construction-related vibration analysis at the nearest structures to the Project construction area. Construction impacts are assessed from the closest area on the Project Site to the nearest adjacent structure.

Table 4.13-4. Construction Vibration Impact Analysis					
Construction Activity	Distance to Nearest Structure (feet)	Duration	Calculated Vibration Level PPV (inches/second)	Damage Potential Level	Annoyance Criteria Level
Large Bulldozer	25	Continuous/Frequent	0.089	Extremely fragile historic buildings, ruins ancient monuments	Barely Perceptible
Vibratory Roller	25	Continuous/Frequent	0.210	Fragile Buildings	Distinctly Perceptible
Loaded Trucks	25	Continuous/Frequent	0.076	Extremely fragile historic buildings, ruins ancient monuments	Barely Perceptible

As shown in Table 4.13-4, Project related construction activity is not expected to cause any potential damage to the nearest structures. The annoyance potential of vibration from construction activities would range from *distinctly perceptible* to *barely perceptible*. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project Area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

In addition to roadway noise, air traffic periodically contributes to the noise environment. There are no airports in the City of Beaumont. However, the Banning Municipal Airport is located approximately five miles east of the City’s eastern boundary. Interstate 10 is a regularly traveled route for private aircraft to follow. Therefore, aircraft noise may intermittently affect noise-sensitive receptors in the City, but noise

levels would be outside of all identified 55-, 60-, and 65-dBA airport noise contours (Appendix I). A less than significant impact would occur.

4.13.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.14 Population and Housing

4.14.1 Environmental Setting

The City of Beaumont has seen tremendous demographic changes in the last several decades including a population that has more than quadrupled over the last 25 years, reaching over 48,000 in 2018. Younger people and families comprise a larger proportion of the community compared to the State of California, with median age 1.2 years below that of the state and an average household size of 3.21 people, larger than the state average of 2.97. Beaumont has a larger proportion of youth nine years old and younger (18 percent of the population) than Riverside County (15 percent) and the State (14 percent). The population of retirees (individuals 55 to 69 years of age) has increased most rapidly since 2000 and comprises approximately 15 percent of the population, slightly higher than state levels. Beaumont residents are attaining higher levels of education with 64 percent of those 25 years old and older having some college education or higher, an increase from 56 percent in 2010. Median household income has more than doubled over 15 years, from \$29,721 in 2000 to \$64,830 in 2015. As of 2018, there were 14,000 existing households in the City of Beaumont. Residential development is primarily found north of SR-60 and I-10 in the flatter areas of the City (City of Beaumont 2020a).

According to SCAG’s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, significant growth is anticipated to occur within the City as well as the County in the next two decades. Population in the City is forecasted to increase to 80,200 persons by 2045, an approximately 55.2 percent difference from 2016. Households within the City are forecasted to increase to 25,100 households by 2045, an approximately 55.4 percent difference from 2016. SCAG also forecasts that the number of jobs in the City will increase to 15,900 by 2045, an approximately 52.3 percentage difference.

4.14.2 Population and Housing (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place without implementation of the project. For example, development of a project may require additional housing, goods, and services associated with the population increase caused by, or attracted to, the new project. Growth induced from a project may result in significant adverse impacts if the growth is not consistent with the land use plans and growth management plans and policies for the area affected. Thus, it is important to assess the degree to which the growth accommodated by a project would conflict with any applicable land use plan, policy, or regulation.

According to the United States Census Bureau, the City’s population was 55,280 in July 2021 (U.S. Census Bureau 2022) and the average household size is 3.21 persons (City of Beaumont 2020a). The Project proposes 192 dwelling units and associated features and facilities including a clubhouse, a pool/recreation area, parking, and associated infrastructure. Thus, the Project would increase the City’s population by approximately 617 persons (a 1.1 percent increase). However, the population increase would be consistent with projections made by SCAG and the General Plan, as discussed above. The Proposed Project is consistent with land use designation in the City’s General Plan and is surrounded by existing residential development. Therefore, the Project would not induce substantial unplanned population growth. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site consists of vacant land and would not displace persons or housing. Therefore, no impact would occur.

4.14.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.15 Public Services

4.15.1 Environmental Setting

4.15.1.1 Police Services

Police protection services in Beaumont are provided by the Beaumont Police Department (BPD). The Project Site is served by the BPD station located at 660 Orange Avenue approximately 1.3 miles west of the Project Site.

4.15.1.2 Fire Services

The City of Beaumont is contracted with the RCFD, in conjunction with CAL FIRE. Therefore, fire protection for the Project Site is provided by the RCFD. The nearest fire station to the Project Site is the City of Beaumont Fire Station 20 located at 1550 East Sixth Street, approximately 0.5 mile southeast of the Project Site.

4.15.1.3 Schools

The Project Site is within the Beaumont Unified School District (BUSD). BUSD operates 13 schools, including seven elementary schools, a K-8 school, two middle schools, two high schools, an independent study institute, and an adult education school (BUSD 2022). The Project Site is located approximately 0.1 mile from Sundance Elementary School, located at 1520 East 8th Street.

4.15.1.4 Parks

The City of Beaumont and Cherry Valley Recreation and Park District own and operate park facilities. The City has approximately 141 acres of parks consisting of neighborhood and community parks. The City has approximately 737 acres of private recreational uses, primarily comprised of private golf courses (City of Beaumont 2020a). The Sun Lakes Country Club is located approximately 0.7 mile southeast of the Project Site.

4.15.2 Public Services (XV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

According to the United States Census Bureau, the City’s population was 55,280 in July 2021 (U.S. Census Bureau 2022) and the average household size is 3.21 persons (City of Beaumont 2020a). The Project proposes 192 dwelling units and associated features and facilities including a clubhouse, a pool/recreation area, parking, and associated infrastructure. Thus, the Project would increase the City’s population by approximately 617 persons. As such, some additional demand for fire, police, school, and park services would occur due to the Project.

4.15.2.1 Fire and Police Services

Less than Significant Impact.

The Proposed Project would result in an increased demand for police and fire protection services resulting from the new residential community and an increase of vehicular traffic to the area. However, although the demands for public services would increase with the Proposed Project beyond existing conditions, the increase in population and housing would be consistent with assumptions in the General Plan, which provides the basis for future planning purposes. Development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, fire alarms and detection systems, automatic fire sprinklers, would enhance fire safety and would support fire protection services. The BPD and RCFD would review the project plans and applications in coordination with the City to ensure services would not be significantly impacted. The RCFD and the BPD have sufficient resources to accommodate the Proposed Project and would not result in the need to construct new or physically alter existing fire or police protection facilities. Therefore, no significant impacts would occur related to fire or police services.

4.15.2.2 Schools

Less than Significant Impact.

The Project would increase the City’s population by approximately 617 persons. The estimated student generation rates are listed below in Table 4.15-1. These numbers represent a conservative estimate and are likely to be less due to the potential for students to enroll at other BUSD schools located away from home attendance area. Additionally, this assumes all students attend public schools in the area and do not attend private schools or participate in home schooling.

Table 4.15-1. Estimated Student Generation Rates					
School Site	Grade Level	Generation Rate	Anticipated Number of Students	Site Capacity	Current Enrollment¹
Sundance Elementary	TK – 5th	0.2602	50	957	712
San Gorgonio Middle School	5th – 8th	0.1302	25	1,504	1,181
Beaumont High School	9th – 12th	0.1107	22	5,120	3,182

¹Current enrollment information is for the most recent available data (2021-2022 school year) (DataQuest, 2023)
Source: Hendrix 2023

As shown in Table 4.15-1, Sundance Elementary School, San Gorgonio Middle School, and Beaumont High School would accept the new student population induced by the Proposed Project and the anticipated student population generated by the Project would not cause any of the schools to exceed their site capacity based on the most recent enrolment information. Education Code Section 17620 allows school districts to assess fees on new residential and commercial construction within their respective boundaries. These fees can be collected and used to fund the construction of school facilities necessitated by the impact of residential and commercial development activity. Therefore, payment of the applicable school fees to BUSD would allow BUSD to provide adequate school facilities to serve the community, including new or expanded facilities as may be necessary. Accordingly, with adherence to existing regulations, impacts to school facilities during Project operation would be considered less than significant.

4.15.2.3 Parks

Less than Significant Impact.

Any related increase in demand for City parks, or demand for other facilities resulting from Project implementation would also be consistent with the increased demand assumed in the General Plan. Therefore, impacts would be less than significant.

4.15.2.4 Other Public Facilities

Less than Significant Impact.

In accordance with City guidelines, development fees would be collected for the provision of public services. These fees would offset any Project-related demands on such public services; therefore impacts would be less than significant.

4.15.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.16 Recreation

4.16.1 Environmental Setting

Recreational amenities in the City of Beaumont include 17 city parks and other parks located within the Beaumont Cherry Valley Recreation and Park District. The City's unique location provides its residents with beautiful mountain views and abundant recreational opportunities. The City has approximately 141 acres of parks consisting of neighborhood and community parks, and approximately 737 acres of private recreational uses, which are primarily comprised of private golf courses (City of Beaumont 2020a). The Sun Lakes Country Club is located approximately 0.7 mile southeast of the Project Site.

According to the City's General Plan, new neighborhoods will be designed as complete communities with a mix of housing types well-connected with bicycle- and pedestrian-friendly streets to neighborhood retail and community and recreational amenities. The City will promote active open space corridors and

trails in protected open space areas that support natural vegetation, scenic vistas, and sensitive habitats as well as recreational opportunities.

4.16.2 Recreation (XVI) Materials Checklist

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Proposed Project is not expected to significantly impact the City’s existing parks or recreational facilities. The Project would offer residents both active and passive recreational opportunities. Recreational amenities proposed onsite include clubhouse pools/spas, an outdoor fitness center, open space, and a dog park. The preliminary plan for the outdoor exercise area includes: a yoga/stretching area and a variety of different pieces of outdoor fitness equipment (squats, inner thigh adductor, triceps press, rower, shoulder press, ab toner and stepper). These amenities would not be available to the general public because the proposed development would be a private gated community. The majority of recreational needs of the residents would be met by the proposed on-site recreational amenities. Therefore, the Proposed Project would not substantially increase the use of existing neighborhood and regional parks such that substantial physical deterioration would not occur. In addition, the Applicant would be required to pay in-lieu fees prior to occupancy, pursuant to City requirements. This development fee would help reduce potential impacts of future development on parks and recreational facilities. Thus, the Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The Proposed Project would not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The Project would offer both active and passive recreational opportunities within the private gated community. These amenities would not be available to the general public. However, the City’s in-lieu fees collected prior to occupancy are intended to offset any potential demand for parks and recreational facilities. Impacts would be less than significant.

4.16.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.17 Transportation

4.17.1 Environmental Setting

RK Engineering prepared a site-specific traffic impact analysis to evaluate the Project from a traffic and circulation standpoint and to determine whether the Proposed Project would have a significant traffic impact on the environment (RK Engineering 2022c; Appendix J). A field review of the Study Area in March 2022 was conducted to determine the existing traffic controls and intersection geometrics for roadway facilities near the site.

4.17.1.1 Study Area

The traffic analysis evaluates the Proposed Project from a traffic and circulation standpoint in accordance with the *Western Riverside Council of Governments (WRCOG) Recommended Traffic Impact Analysis Guidelines for Vehicles Miles Traveled and Level of Service Assessment*, City of Beaumont guidelines, City of Banning General Plan Circulation Element, and CEQA. The study area consists of the following six intersections, which span the cities of Beaumont and Banning:

1. Xenia Avenue (NS) at 8th Street (EW) (Beaumont)
2. Xenia Avenue (NS) at 6th Street (EW) (Beaumont)
3. Highland Springs Avenue (NS) at 8th Street/Wilson Street (EW) (Beaumont/Banning);
4. Highland Springs Avenue (NS) at 6th Street/Ramsey Street (EW) (Beaumont/Banning);
5. Xenia Avenue (NS) at Project Access 1 (EW) (Beaumont); and
6. Project Access 2 (NS) at 8th Street (EW) (Beaumont).

4.17.1.2 Analysis Methodologies

In accordance with the *Western Riverside Council of Governments Recommended Traffic Impact Analysis Guidelines for Vehicles Miles Traveled and Level of Service Assessment*, updated January 2020, the Highway Capacity Manual Sixth Edition (HCM 6) is utilized as the technical guide in the evaluation of traffic operations. The HCM defines level of service as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of factors such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate Level of Service (LOS) conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted.

The analysis evaluates traffic conditions for the study intersections under the following scenarios:

- Existing Conditions;

- Project Opening Year (2024) Without Project Conditions; and
- Project Opening Year (2024) With Project Conditions.

4.17.2 Transportation (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

4.17.2.1 Project Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development. Trip generation is typically estimated based on the trip generation rates from the latest Institute of Transportation Engineers Trip Generation Manual. Based on these trip generation rates, the Proposed Project is forecast to generate approximately 1,294 daily trips which include approximately 77 AM peak hour trips and approximately 98 PM peak hour trips.

4.17.2.2 Intersection Analysis

The intersection level of service analysis has been performed at six intersections within the vicinity of the site where the Project may contribute a significant amount of traffic. Project deficiencies have been evaluated within the Study Area based on peak hour level of service criteria.

All four existing study intersections are currently operating at an acceptable LOS (D or better) during the AM and PM peak hours.

All four existing study intersections are forecast to operate at an acceptable LOS (D or better) during the AM and PM peak hours for Project Opening Year (2024) Without Project Conditions.

All six study intersections are forecast to operate at an acceptable LOS (D or better) during the AM and PM peak hours for Project Opening Year (2024) With Project Conditions. As such, no improvements are required or recommended at any of the six study intersections.

4.17.2.3 Public Transportation, Bicycle, and Pedestrian Facilities

The Project Site does not currently have sidewalks or bike lanes. However, the Project would construct a sidewalk along the Project’s frontage along Xenia Avenue. Additionally, the Project would provide bicycle parking spaces in compliance with the California Green Building Standards Code. Public transit provided by the City of Beaumont Transit System is available adjacent to the Project Site at the Xenia Avenue at Noble Creek bus stop and the 8th Street and Allegheny Street bus stop. These bus stops would provide

convenient public transportation access to residents of the proposed apartment complex. The Project would not involve construction or operational activities that would adversely affect public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

4.17.2.4 Conclusion

The Project does not propose elements or aspects that would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. As stated above, the traffic impact analysis has been conducted pursuant to WRCOG, City of Beaumont, City of Banning, and CEQA requirements. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

The WRCOG guidelines have implemented project screening procedures to identify projects that may be presumed to have a less than significant impact on Vehicle Miles Traveled (VMT). The WRCOG guidelines indicate that projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary and would be exempted from further project-level VMT assessment.

To identify if the project is in a low VMT-generating area, the WRCOG screening tool is used to compare the baseline (i.e., Opening Year 2024) project-generated VMT per service population to the lead agency’s (City of Beaumont’s) VMT per service population. Based on the results of the WRCOG VMT screening tool as shown in Appendix J of this Draft IS/MND, the Proposed Project’s baseline VMT (i.e., Opening Year 2024) is calculated to be 30.2 VMT per service population. Because the Project’s baseline VMT is less than the City of Beaumont’s threshold of significance of 31.5 VMT per service population, the Proposed Project satisfies the Low VMT Area Screening procedure. The Project may be presumed to have a less than significant impact to VMT. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project includes a 26-foot driveway on 8th Street and a 38-foot driveway on Xenia Avenue. Based on the Project Site plan, it is expected that the projected two-vehicle queue at both Project access driveways can be accommodated and is not expected to spill onto the public roadway. Because the Project Access 2 driveway is not expected to serve visitors and no turnaround area is proposed, a *Residents Only* sign is recommended at the entrance to redirect visitors to utilize the main gate at the Project Access 1 driveway along Xenia Avenue (RK Engineering 2022c).

The Proposed Project does not include geometric design features or incompatible uses that would substantially increase hazards. The Project Site is almost perfectly rectangular and is not adjacent to winding roads. Furthermore, the 8th Street and Xenia Avenue intersection is a four-way stop, which decreases potential safety hazards resulting from implementation of the Proposed Project. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through or around any required road closures. Therefore, Project construction would not alter response times or performance objectives. No impact would occur.

The Project includes a 26-foot driveway on 8th Street and a 38-foot driveway on Xenia Avenue. The driveways are wide enough to allow evacuation and emergency vehicles simultaneous access. The RCFD has the authority to inspect the Project Site as often as necessary to ensure that there are no hazards violating fire safety, such as inadequate emergency access. The Project design would be submitted to and approved by the RCFD and BPD prior the issuance of building permits. No policy or procedural changes to an existing risk management plan, emergency response plan, or evacuation plan would be required due to Project implementation. Therefore, Project operation would not alter response time or performance objectives. No impact would occur.

4.17.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.18 Tribal Cultural Resources

4.18.1 Environmental Setting

Effective July 1, 2015, AB 52 amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the

lead agency must consult with the tribe. Topics that may be addressed during consultation include Tribal Cultural Resources (TCRs), the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the PRC defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
 - b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
 - c. a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a historical resource under CEQA, a TCR may also require additional consideration as a historical resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their TCRs and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

4.18.2 AB 52 Consultation Summary

On November 7, 2022, the City sent Project notification letters with invitations to consult on the Project to representatives of the following tribes:

- Los Coyotes Band of Cahuilla and Cupeno Indians
- Soboba Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Agua Caliente Band of Cahuilla Indians

- Ramona Band of Cahuilla
- Morongo Band of Mission Indians
- Torres-Martinez Desert Cahuilla Indians
- Cahuilla Band of Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians

The letters provided a brief description of the Proposed Project and its location, the lead agency contact information, and a notification that the tribe has 30 days to request consultation. The 30-day response period concluded on December 7, 2022.

On November 9, 2022, the Augustine Band of Cahuilla Indians sent a letter to the City, indicating that they are unaware of specific cultural resources that may be affected by the Project, but requested notification in the event of the discovery of any cultural resources during the development of the Project. In its letter, the tribe did not request consultation under AB 52.

On November 9, 2022, the Agua Caliente Band of Cahuilla Indians sent a letter to the City, indicating that while the Project Area is not located within the boundaries of the tribe's reservation, it is within the tribe's traditional use area. The tribe requested a copy of the cultural resources documentation, site records, and records search results for the project. In its letter, the tribe did not request consultation under AB 52. On February 21, 2023, the City transmitted a copy of the report to the tribe. No response has been received to date.

The balance of the tribes contacted by the City on November 7, 2022 did not respond within the required time frame. No additional consultation was required (PRC 21082.3(d)(3)).

Because no tribes requested consultation under AB 52 and no information about tribal cultural resources was provided to the City, information about potential impacts to TCRs was drawn from the ethnographic context (summarized in ECORP 2022b; Appendix C), the results of the cultural resources records search and field survey conducted by ECORP, and the results of a search of the Sacred Lands File of the NAHC, which were obtained by ECORP in April 2022.

The cultural resources records search and field survey conducted failed to identify any precontact or Native American archaeological sites. However, the presence of Pleistocene and Holocene age sediments in the Project Area means that there could exist buried archaeological sites that are not visible on the surface (ECORP 2022b). The Sacred Lands File failed to identify any sacred lands or tribal resources in or near the Project Area. No information could be located to indicate the presence of a tribal cultural resource within the Project Area.

4.18.3 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less Than Significant Impact with Mitigation Incorporated.

AB 52 established that a substantial adverse change to a tribal cultural resource has a significant effect on the environment. In assessing substantial adverse change, the City must determine whether or not the project would adversely affect the qualities of the resource that convey its significance and take into account information provided by consulting tribes.

No information exists on tribal cultural resources within the Project Area, and therefore, no impact to known tribal cultural resources would occur; however, the potential always exists for ground-disturbing activities to reveal previously unknown archaeological deposits that may represent tribal cultural resources. Compliance with the unanticipated discovery procedures in Mitigation Measure TCR-1 will reduce that impact to less than significant.

4.18.4 Mitigation Measures

TCR-1: Unanticipated Discovery of Tribal Cultural Resources. If potential TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native

American Tribes shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to treatment directed by the City.

4.19 Utilities and Service Systems

4.19.1.1 Water Service

The Project Site would be serviced by BCVWD after annexation. The BCVWD's present service area covers approximately 28 square miles, virtually all of which is in Riverside County and includes the City of Beaumont and the community of Cherry Valley. The BCVWD is a retail, urban water supplier that has more than 19,000 connections and delivers more than 12,000 AF per year (AFY) of potable water. BCVWD has a non-potable water system with an annual demand of approximately 1,500 AFY, which is supplemented by the potable water system. BCVWD has a single service area which includes the City of Beaumont, the unincorporated community of Cherry Valley in Riverside County, and a portion of San Bernardino County (BCVWD 2021). The projected BCVWD-wide water demands from 2025 to 2045 are shown in Table 4.19-1.

Customer Type	2025	2030	2035	2040	2045
Single Family Residential	9,302	10,047	10,849	11,479	12,041
Multifamily Residential	367	397	429	454	476
Commercial	214	231	249	264	276
Industrial	186	201	217	230	241
Institutional/Governmental	1,106	1,194	1,290	1,365	1,431
Agricultural Irrigation	55	60	64	68	72
Landscape (potable)	209	226	244	258	271
Other (potable) ¹	318	343	370	392	411
Other (non-potable) ²	276	246	228	278	328
Groundwater Recharge ³	1,500	1,200	1,000	1,000	1,000
Losses (estimated)	1,499	1,614	1,738	1,835	1,922
Subtotal	15,032	15,759	16,678	17,623	18,469
Recycled Water ⁴	2,233	2,421	2,706	2,840	2,906
Total:	17,265	18,180	19,384	20,463	21,375

Source: Water Supply Assessment, 2021. Table 2-4, page 2-9.

Table 4.19-1. Projected Future BCVWD Water Demand (AFY)

Customer Type	2025	2030	2035	2040	2045
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Notes: From BCVWD 2020 UWMP, pp. 4-12, 4-14. Projected water use by sector based off of water demand distribution by sector for 2020. Groundwater recharge quantities are planned quantities to build and maintain 5-year supply per BCVWD Resolution no. 2014-05; landscape demand will be met with recycled water and supplemented with other non-potable water as needed.

¹Metered construction and street sweeping water, etc.

²Raw Water to supplement non-potable water system (used for irrigation)

³Imported raw water banked for future extractions during dry periods. Does not include imported water to meet adjudication replacement obligations.

⁴The recycled water demand includes the forecast amount used on landscaping irrigated by the non-potable water system. Source of recycled water is the City of Beaumont. Also includes a portion of the golf course irrigation demands on 268 and 203 AFY for Tukwet Canyon and Oak Valley Greens, respectively.

Table 4.19.2 summarizes BCVWD’s projected water supply for the years 2025, 2030, 2035, 2040, and 2045.

Table 4.19-2. Projected Future BCVWD Water Supply (AFY)											
Water Supply	Additional Detail	Projected Water Supply (AFY)									
		2025		2030		2035		2040		2045	
		Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield
Groundwater (not desalinated)	Little San Gorgonio Canyon	2,070	2,200	2,070	2,200	2,070	2,200	2,070	2,200	2,070	2,200
Groundwater (not desalinated)	Beaumont Basin (Reallocated unused overlier rights)	1,322		1,286		1,165		1,099		1,099	
Groundwater (not desalinated)	Beaumont Basin total forbearance water	471		547		1,387		1,542		1,542	
Groundwater (not desalinated)	Return flows	280		514		868		922		1,155	
Stormwater Use	Beaumont MDP Line 16	185		185		185		185		185	
Stormwater Use	Misc. Stormwater	0		350		350		350		350	
Purchased or Imported Water	From SGPWA for Replenishment of Beaumont Basin (Potable water)	8,868		9,300		9,966		10,717		11,281	
Recycled Water	From City of Beaumont for Landscaping	2,017		2,381		2,892		2,955		2,915	
Purchased or Imported Water	To supplement Non-Potable Water Supply (Purchased for Replenishment)	276		246		0		0		0	

Table 4.19-2. Projected Future BCVWD Water Supply (AFY)											
Water Supply	Additional Detail	Projected Water Supply (AFY)									
		2025		2030		2035		2040		2045	
		Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield
Groundwater (not desalinated)	Non-Potable Groundwater at Mouth of Edgar Canyon	0		0		300		300		300	
Groundwater (not desalinated)	Non-Potable Groundwater along San Timoteo Creek	0		0		600		600		600	
Purchased or Imported Water	From SGPWA for Banking	1,500		1,200		1,000		1,000		1,000	
Purchased or Imported Water	Additional Imported Water Available from SGPWA	1,572		396		2,389		2,994		3,769	
Total:		18,561	2,200	18,475	2,200	23,172	2,200	24,734	2,200	26,266	2,200
Total Imported Water Required:		10,644		10,746		10,966		11,717		12,281	
Total Imported Water Available to BCVWD from SGPWA		12,216		11,142		13,355		14,711		16,050	

Note: SGPWA = San Gorgonio Pass Water Agency

The Project Site is within the BCVWD SOI boundaries but outside of the water service area boundaries. As part of the Proposed Project, the Project Site would be annexed into the BCVWD water service area and water service infrastructure would be extended onto the Project Site from 8th Street.

4.19.1.2 Wastewater

The City of Beaumont would service the Project Site for wastewater delivery and treatment. There are three existing wastewater reclamation plants in the San Gorgonio Pass Area. Only the City of Beaumont’s Wastewater Treatment Plant (WWTP) No. 1 is within BCVWD’s service area. The WWTP is a tertiary treatment facility located at 715 West 4th Street.

Wastewater generally flows by gravity to WWTP No. 1, which receives and treats domestic and commercial/industrial wastewater generated by users within the City, in addition to approximately 850 connections outside City boundaries. As of 2020, the WWTP has the capacity to treat up to six million gallons per day (Santa Ana RWQCB 2020).

4.19.1.3 Solid Waste

Currently, Waste Management, Inc. provides waste collection and disposal services for business within the City. The City is in the service area of the Lamb Canyon Landfill, located just south of the City and operated by the Riverside County Department of Waste Resources (RCDWR). The remaining capacity at this landfill is 19,242,950 cubic yards (California Department of Resources Recycling and Recovery [CalRecycle] 2022). The RCDWR estimated that the County’s disposal facilities will provide approximately 20 years of disposal capacity, based on current and future disposal estimates (City of Beaumont 2020b).

4.19.1.4 Electricity

Southern California Edison (SCE) is the main electricity provider within Beaumont. SCE provides electricity to more than 15 million people in 50,000 square miles of service area, encompassing 15 counties in central, coastal, and Southern California. SCE would extend electric service to the Project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission (CPUC).

As reported by the CEC in Table 4.19-3, SCE consumed approximately 81.1 billion kWh in 2021, of which approximately 30 billion kWh were consumed by the residential sector.

Table 4.19-3. Electricity Consumption in SCE Service Area in 2021 (GWh)^{1,2}							
Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Street-light	Total
3,254	28,154	5,165	12,717	1,554	29,735	549	81,129

¹Source: CEC 2021

²All values in kilowatt-hours (GWh) and rounded to the nearest whole number.

4.19.1.5 Natural Gas

The Southern California Gas Company (SoCalGas) provides basic residential and business gas services with no constraints to substantial future development. SoCalGas provides natural gas services to the Project area and would extend service to the Project Site at the time contractual arrangements are made in accordance with SoCalGas policies and extension rules on file with the CPUC.

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
84	844	94	1,650	169	2,261	5,101

¹Source: CEC 2021

²All values in millions of therms and rounded to the nearest whole number

As shown in Table 4.19-4, SoCalGas consumed approximately 5.1 billion therms in 2021, of which approximately 2.3 billion therms were consumed by the residential sector.

4.19.2 Utilities and Service Systems (XIX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

4.19.2.1 Water Services

The Project Site would be serviced by BCVWD after annexation through LAFCO. As part of the Project, and as analyzed in this document, water services would be extended into and within the Project Site from Xenia Avenue as a part of the proposed improvements. Within the Project Site, all potable and recycled water delivery lines would be designed to the satisfaction of the City Engineer and BCVWD; and would be coordinated with existing water systems serving any neighboring development. All water systems constructed within the Project Site and connections to the municipal water system would comply with City-stipulated water system design, construction, and operational requirements. As discussed in threshold (b) below, BCVWD would have available supplies to meet demand for the next 20 years.

The BCVWD projected water demand in the year 2025 would be 17,265 AFY. The 2020 UWMP water demand projections are based on a portion of a uniform per capita water use per day of 162 gpcd. New state regulations as well as the increased use of water-efficient fixtures will result in lower indoor water

demands; therefore, the BCVWD estimate of water demand is conservative (BCVWD 2021). Based on the water demand projection of 162 gpcd, the Project would consume approximately 112 AFY. This represents a 0.6 percent increase in BCVWD's annual demand for 2025. The Proposed Project would not require or result in the relocation or construction of new/expanded water treatment facilities. Therefore, impacts would be less than significant.

4.19.2.2 Wastewater Services

Wastewater from the Project would be treated at WWTP No. 1, which receives and treats domestic and commercial/industrial wastewater generated from users within the City. As of 2020, the WWTP has the capacity to treat up to six million gallons per day (Santa Ana RWQCB 2020). The Project would create demand for an estimated 20.4 million gallons of water per year according to CalEEMod estimations (Appendix A). Assuming 100 percent of this water use would be treated as wastewater, the Project would generate approximately 0.056 million gallons per day (55,890 gallons per day). This increase would demand less than one percent of the available capacity at the Beaumont Water Treatment Plant (BWTP). The Project would not require the construction of new treatment facilities as the BWTP would have adequate capacity to treat the wastewater produced by the Proposed Project. The Proposed Project would not require or result in the relocation or construction of new/expanded wastewater treatment facilities. Therefore, impacts would be less than significant.

4.19.2.3 Storm Water Drainage

As discussed in Section 4.10, *Hydrology and Water Quality*, the Project would increase impervious surfaces onsite. The Project would be required to implement BMPs toward the goal of maintaining or replicating the site's pre-development hydrologic regime. The Project would also comply with NPDES Construction General Permit Requirements, which require a sediment and erosion control plan. The Proposed Project would neither require nor result in the relocation or construction of new/expanded offsite storm water drainage facilities. The Project would utilize a bioretention basin along the southern border of the Project Site to detain storm water runoff. Because the Project would be required to implement BMPs and to maintain storm water flow on the site, impacts to storm water drainage would be less than significant.

4.19.2.4 Electric Power, Natural Gas, and Telecommunications Facilities

As shown in Table 4.6-3, the annual electricity consumption due to operations would result in an imperceptible increase (0.000097 percent) in the typical annual electricity consumption attributable to all residential uses in Riverside County. The annual natural gas consumption due to operations would result in an imperceptible increase (0.0096 percent) in the typical annual natural gas consumption attributable to all residential uses in Riverside County. The Project is located near existing utilities infrastructure, due to residential and commercial developments adjacent to the site. Because the Project Site is near existing infrastructure and would comply with Beaumont Ordinance Code requirements for underground utilities, impacts related to these facilities would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Water service for the Project area would be provided by the BCVWD. With the ability to bank water and the large underground reservoir, BCVWD and its neighboring agencies can withstand extended periods of drought without severe restrictions. As of the end of 2020, BCVWD had 39,750 AF of water banked in storage for use during dry years (BCVWD 2021).

BCVWD’s 2020 UWMP determined that the BCVWD can anticipate a surplus in supply over the next 25 years. Future water supply projects may include groundwater recharge and storm water capture sites, additional State Water Project purchases, recycled water distribution, new non-potable wells and increased groundwater banking. The 2020 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 BCVWD (2021).

The BCVWD projected water demand in the year 2025 would be 17,265 AFY. The 2020 UWMP water demand projections are based on a portion of a uniform per capita water use per day of 162 gpcd. New state regulations as well as the increased use of water-efficient fixtures will result in lower indoor water demands; therefore, the BCVWD estimate of water demand is conservative (BCVWD 2021). Based on the water demand projection of 162 gpcd, the Project would consume approximately 112 AFY. This represents a 0.6 percent increase in BCVWD’s annual demand for 2025.

Additionally, the Proposed Project would incorporate various features to reduce water demand onsite. Water-wise, California-friendly shrubs, grasses, and groundcovers would complement the architectural theme and reduce overall water use in the landscape. An automatic irrigation system with low volume equipment would minimize water loss due to run-off. Groundcovers or bark mulch would also help conserve water, lower the soil temperature, and reduce evapotranspiration. The Project would also comply with the Water Shortage Contingency Plan outlined in the UWMP. For example, limits may be applied to the number of days, frequency and duration of outdoor watering. The Project would also include low-flow toilets, faucets, and shower devices in compliance California Title 20 Water Efficiency Standards.

Water would be required during construction of the Project for dust suppression. Water usage for construction purposes would be temporary and would be considerably smaller than that required once facilities are operational. It is possible that reclaimed water could be used for dust suppression, reducing the quantity of potable water required. Therefore, the Project would not result in a demand for water that could not be met. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

As discussed above, wastewater from the Project would be treated at WWTP No. 1, which receives and treats domestic and commercial/industrial wastewater generated from users within the City. As of 2020, the WWTP has the capacity to treat up to six million gallons per day (Santa Ana RWQCB 2020). The Project would create demand for an estimated 99,954 gallons per day according to water demand projects outlined in the 2020 UWMP. Assuming 100 percent of this water use would be treated as wastewater, this increase would demand approximately 1.7 percent of the daily available capacity at the BWTP. The Project would not require the construction of new treatment facilities as the BWTP would have adequate capacity to treat the wastewater produced by the Proposed Project.

Project facilities would be designed and installed in conformance with the City stipulated wastewater system design, construction, and operational requirements. This would ensure wastewater collection facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of facilities while reducing facilities lifecycle costs. In addition, the Project Applicant would pay fees pursuant to the incumbent City of Beaumont Fee Schedule. These fees would cover the City's cost to fund plan review, coordination, and inspection of proposed wastewater collection system improvements. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Construction of the Proposed Project would result in generation of waste construction materials, excess fill, and other similar materials. The construction contractor would be required to dispose of these materials in accordance with engineering practices and County regulations for disposal in sanitary landfills. In the operational phase, the apartment complex would generate household waste and be serviced by Waste Management for residential trash hauling.

Construction, demolition, and municipal waste from the Project Site would likely be disposed of at the Lamb Canyon Landfill in Beaumont, California. This landfill is permitted for 5,000 tons per day and has enough capacity to serve until 2032. The remaining capacity at this landfill is 19,242,950 cubic yards (CalRecycle 2022). Waste may also be disposed of at various landfills across San Bernardino, Los Angeles, Orange, and Riverside counties. Therefore, the Project is not anticipated to generate solid waste in excess of the capacity of local infrastructure.

Additionally, the Proposed Project would not interfere with implementation of existing solid waste disposal regulations. According to the CalRecycle Estimated Solid Waste Generation Rates, a multifamily residential unit may produce up to 8.6 pounds of solid waste per day. Using this estimate, the Project would generate approximately 2.65 tons of waste per day or 967.3 tons of waste per year (CalRecycle 2022). This estimate represents 0.053 percent of the landfill’s daily permitted capacity.

Wastes generated under build-out conditions would be directed to landfills with available capacity, as determined by the County. The General Plan EIR concludes that, upon implementation of the General Plan, compliance with the City’s adopted Source Reduction and Recycling Element (SRRE) target waste reduction and recycling goals, and proper management and disposal of waste streams would not result in a significant exceedance of permitted landfill capacities. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Riverside CIWMP was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939). The SRRE is included in the CIWMP and analyzes the local waste stream to determine where to focus diversion efforts, including programs and funding. The City of Beaumont requires all development to adhere to all source reduction program set forth in the SRRE for all the disposal of solid waste including yard waste. The Project would adhere to the SRRE and comply with all other applicable local, state, and federal solid waste disposal standards. No impact would occur.

4.19.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.20 Wildfire

4.20.1 Environmental Setting

Government Code 51175-89 directs CAL FIRE to identify areas of very high fire hazard severity within Local Responsibility Areas. Mapping of these areas, referred to as VHFHSZs, is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure to buildings. According to the State of California Fire Hazard Severity Zones map, the Project Site is not located in a VHFHSZ (CAL FIRE 2022b).

4.20.2 Wildfire (XX) Environmental Checklist and Discussion

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Highland Springs Road is considered a major evacuation route. This road is located approximately 1,000 feet east of the Project Site and would be utilized by future residents in the event of an emergency. The Proposed Project does not require any significant alterations to this evacuation route. The City's General Plan Circulation Element provides for appropriate evacuation routes and circulation throughout the General Plan Area to facilitate rapid response to emergency situations. Moreover, the General Plan provides for public education related to emergency conditions and emergency preparedness, response, and evacuation plans.

Upon Project completion, vehicular access to the Project Site will be provided via two full-access entrances located on Xenia Avenue and 8th Street. During the City's required review of the Proposed Project's applications, the site plan would be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With adherence to City requirements for emergency vehicle access, impacts would be less than significant. Furthermore, the Proposed Project is not in or near a state responsibility area or VHFHSZ (CAL FIRE 2022b). Therefore, impacts to emergency response and evacuation plans would be less than significant.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from, a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Proposed Project would not substantially alter slope, wind patterns, or other factors that could exacerbate wildfire risks. The Project Site is located in a generally flat and urbanized area bordered by residential uses to the north and east, a commercial area to the south, and Xenia Avenue to the west. According to the CAL FIRE Fire Hazard Severity Zones map, the Project Site is not located in or near land classified as VHFHSZ; therefore, the Proposed Project is unlikely to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact is anticipated.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Proposed Project is subject to environmental and building permit review procedures to reduce the risk of wildfires. The Project Site is relatively flat and varies between 2,600 to 2,607 feet in elevation. High winds are expected to cause potentially adverse effects within the General Plan Area. However, development of the Proposed Project would reduce the risk of wildfires from the site's existing nonnative grasses by removing the grasses and developing the site with buildings and landscaping. Moreover, the Project Site is surrounded by either vacant land, single family homes or commercial development and is not anywhere near an area of combustible vegetation. The risk of wildfires is low due to the lack of wildfire fuel factors. The Proposed Project is not located in or near land classified as VHFHSZ; therefore, the Proposed Project would not exacerbate fire risk resulting in temporary or ongoing impacts to the environment. No impact would occur.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The Project Site and its immediate vicinity is relatively flat and is not subject to post-fire slope instability. The implementation of associated storm water BMPs would ensure that the Proposed Project appropriately conveys storm water runoff without affecting upstream or downstream drainage

characteristics. Construction of the Proposed Project would not require grading of slopes or creation of slopes. Accordingly, the Proposed Project would not expose people or structures to landslides or downstream flooding as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur.

4.20.3 Mitigation Measures

No significant impacts were identified; no mitigation measures are required.

4.21 Mandatory Findings of Significance

4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact with Mitigation Incorporated.

Impacts to biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources are discussed in the respective sections of this IS. Impacts would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, CUL-1 and CUL-2, GEO-2, and TCR-1.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

Impacts from the Proposed Project on transportation, air quality, greenhouse gas emissions and noise are discussed in corresponding sections of this IS. As discussed in their respective sections of this IS document, no significant impacts associated with transportation, air quality, greenhouse gas, or noise have been identified. No impact would occur.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact with Mitigation Incorporated.

As identified in this Initial Study/Mitigated Negative Declaration, the impact categories of Hazards and Hazardous Materials, Noise, and tribal cultural resources may have adverse effects on human beings, either directly or indirectly. However, all of the Project’s impacts on human beings, both direct and indirect, were identified and mitigated as necessary, to less than significant impact, or less than significant impact with mitigation. Direct and indirect impacts to human beings would be less than significant with the implementation of Mitigation Measures CUL-1 and CUL-2, GEO-1 and GEO-2 and TCR-1 outlined in this IS/MND.

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LIST OF APPENDICES

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Appendix B – Biological Technical Report and MSHCP Consistency Analysis

Appendix C – Cultural Resources Inventory and Evaluation Report

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Appendix F – Project Specific Water Quality Management Plan

Appendix G – Phase I Environmental Site Assessment

Appendix H – Report of Phase II Investigation

Appendix I – Xenia Multifamily Residential Project Noise Impact Study

Appendix J – Xenia Multifamily Residential Project Traffic Impact Analysis

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Appendix L – Energy Conservation Analysis