



NOTICE OF PREPARATION

Date: May 8, 2024

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report

Project Title: Beaumont Heights Business Centre Project

Lead Agency: City of Beaumont

Project Applicant: Orbis Real Estate Partners

Scoping Meeting: May 29, 2024, 5:30 – 6:30pm
Beaumont City Hall – City Council Chambers
550 East 6th Street
Beaumont, CA 92223

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Beaumont (City), plans to prepare an Environmental Impact Report (EIR) for the proposed Beaumont Heights Business Centre Project (project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR per the California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

The City requests your careful review and consideration of this notice and invites any and all input and comments from interested agencies, parties, organizations, and individuals regarding the preparation of the EIR. Pursuant to CEQA Guidelines Section 21080.4, commenters must submit any comments in response to this notice no later than 30 days beginning **May 8, 2024** and ending the close of business on **June 6, 2024**. This NOP is available for view at the City of Beaumont Planning Department, located at 550 East 6th Street, Beaumont, California 92223, and can also be accessed online at:

<https://www.beaumontca.gov/1125/Planning-Projects>

All comments or other responses to this notice should be submitted in writing to:

Carole Kendrick, Planning Manager
City of Beaumont - Planning Department
550 East 6th Street, Beaumont, California 92223
ckendrick@beaumontca.gov
951.572.3237

The City will conduct a public scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the environmental document. The meeting will be held on May 29, 2024 from 5:30 – 6:30pm at Beaumont City Hall City Council Chambers located at 550 East 6th Street, Beaumont, CA 92223.

Project Location. The City is located in the westernmost portion of Riverside County (County); refer to Exhibit 1, Regional Vicinity. The City's Sphere of Influence (SOI) is located primarily to the south and west of City boundaries and covers an additional 11.2 square miles. The project site is adjacent to State Route 79 (SR-79); other major transportation routes through the City include Interstate 10 and State Route 60.

As shown on Exhibit 2, Site Vicinity, the project site encompasses approximately 797.7 acres primarily within the City's SOI to the west of the City's current incorporated boundary. Specifically, the site encompasses the following Assessor's Parcel Numbers (APNs), excluding the areas within and adjacent to SR-79 and California Avenue:

- | | | | |
|---------------|---------------|---------------|---------------|
| • 424-090-007 | • 424-130-002 | • 424-130-009 | • 428-020-003 |
| • 424-090-008 | • 424-130-003 | • 424-140-001 | • 428-020-007 |
| • 424-110-007 | • 424-130-004 | • 424-140-010 | • 428-020-008 |
| • 424-110-008 | • 424-130-005 | • 428-010-019 | • 428-020-009 |
| • 424-110-009 | • 424-130-006 | • 428-010-020 | |
| • 424-110-010 | • 424-130-007 | • 428-020-001 | |
| • 424-130-001 | • 424-130-008 | • 428-020-002 | |

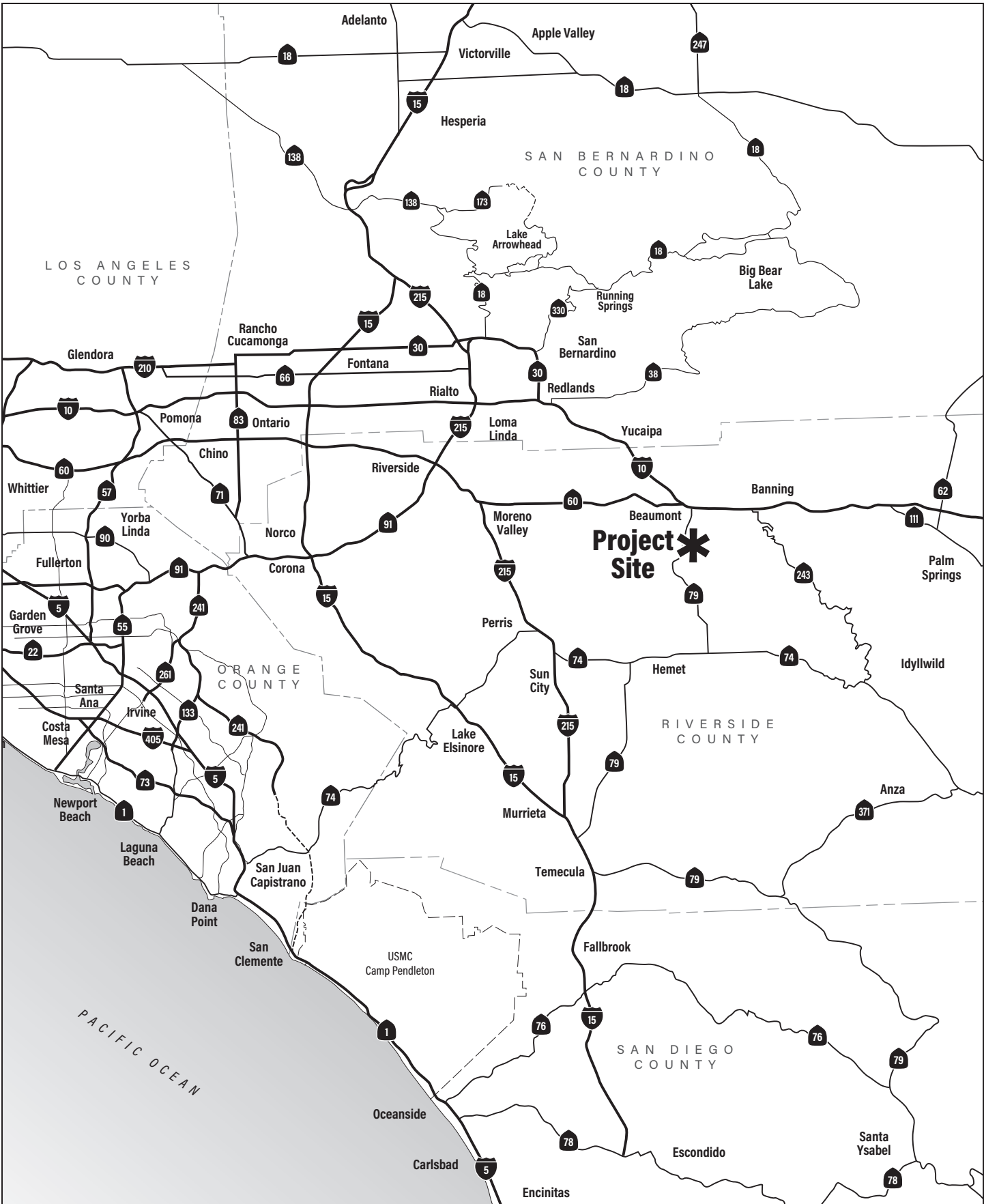
A small northern segment of the project site along California Avenue enters the current City limits; the remainder of the project site is located within the City's SOI. Generally, the site is bounded by First Street to the north, single-family residences and undeveloped land to the east, undeveloped land to the south, and SR-79 to the west; refer to Exhibit 2. Additionally, a Southern California Edison (SCE) easement bisects the southern portion of the site. Regional and local access to the site is provided via SR-79 and California Avenue.

Environmental Setting. The project site is entirely vacant and undeveloped land with the exception of the Childhelp Merv Griffin Village in the northeast corner of the site and improved segments of SR-79 and California Avenue; refer to Exhibit 2. Based on the *Riverside County Map My County Map*, the site has a land use designation of Rural Community – Estate Density Residential (RC-EDR) and Rural Mountainous (RM) and is entirely zoned W-2 (Controlled development areas).

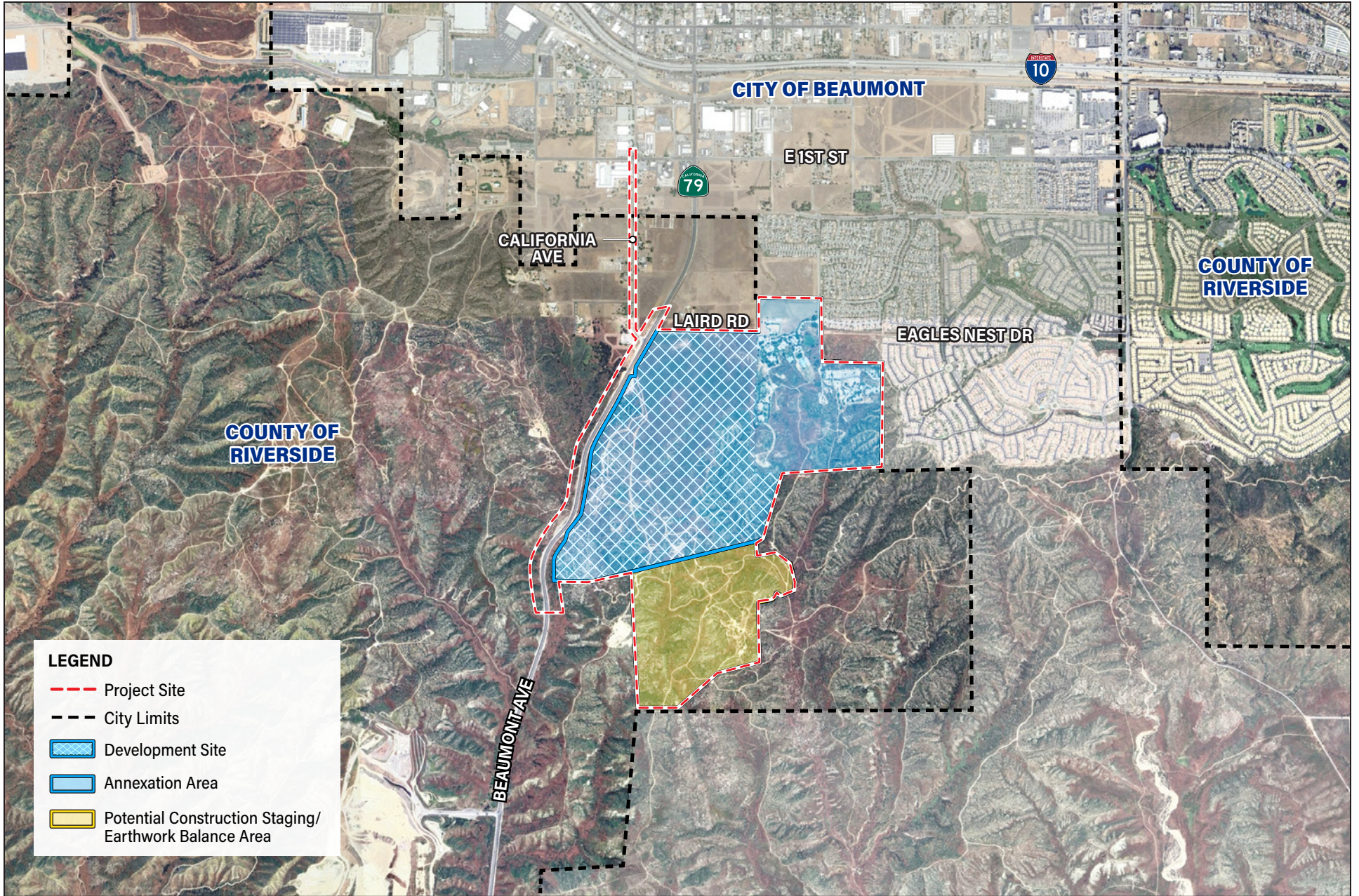
According to the *Beaumont General Plan* (General Plan) Land Use Map, the project site is designated Urban Village, High Density Residential, Rural Residential 40, and Open Space. The City does not currently identify any zoning districts for the project site.

Surrounding land uses predominantly include undeveloped vacant land with some scattered residential uses, which are further described as follows:

- North: Undeveloped vacant land and single-family residences are located to the north of the project site. Uses to the north are located both within the City limits and SOI.
- East: Multi-family residences and undeveloped vacant land are located to the east of the project site. Uses to the east are located both within the City limits and SOI.



BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
 NOTICE OF PREPARATION
Regional Vicinity



Source: Google Earth Pro, March 2024

- South: Undeveloped vacant land is located to the south of the site and both within the City limits and SOI.
- West: SR-79 bounds the site to the west. Undeveloped vacant land is located further west of SR-79 within the City's SOI.

Project Description. As shown on Exhibit 3, Conceptual Development Site Plan, the project proposes to develop four industrial buildings and associated improvements within the Development Site (blue hatched polygon on Exhibit 2), which encompasses approximately 383.7 acres. The Development Site and the approximately 182.3-acre area to the east of the Development Site (blue polygon on Exhibit 2) are proposed to be annexed into the City's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval.

The southern approximately 168.5 acres (yellow polygon on Exhibit 2) are proposed solely for limited temporary construction staging and earthwork balance activities; no permanent development or annexation is proposed in this portion of the site. The remaining approximately 63.2-acre area of the project site (outside of the blue and yellow polygons) involve transportation improvements along SR-79 and utility installation (water, wastewater, electrical) along California Avenue.

Table 1, Proposed Development, provides details regarding each proposed building's site area, building square footage, and provided parking stalls. As shown, the proposed development would include approximately 5,275,306 square feet of combined office and industrial building area.

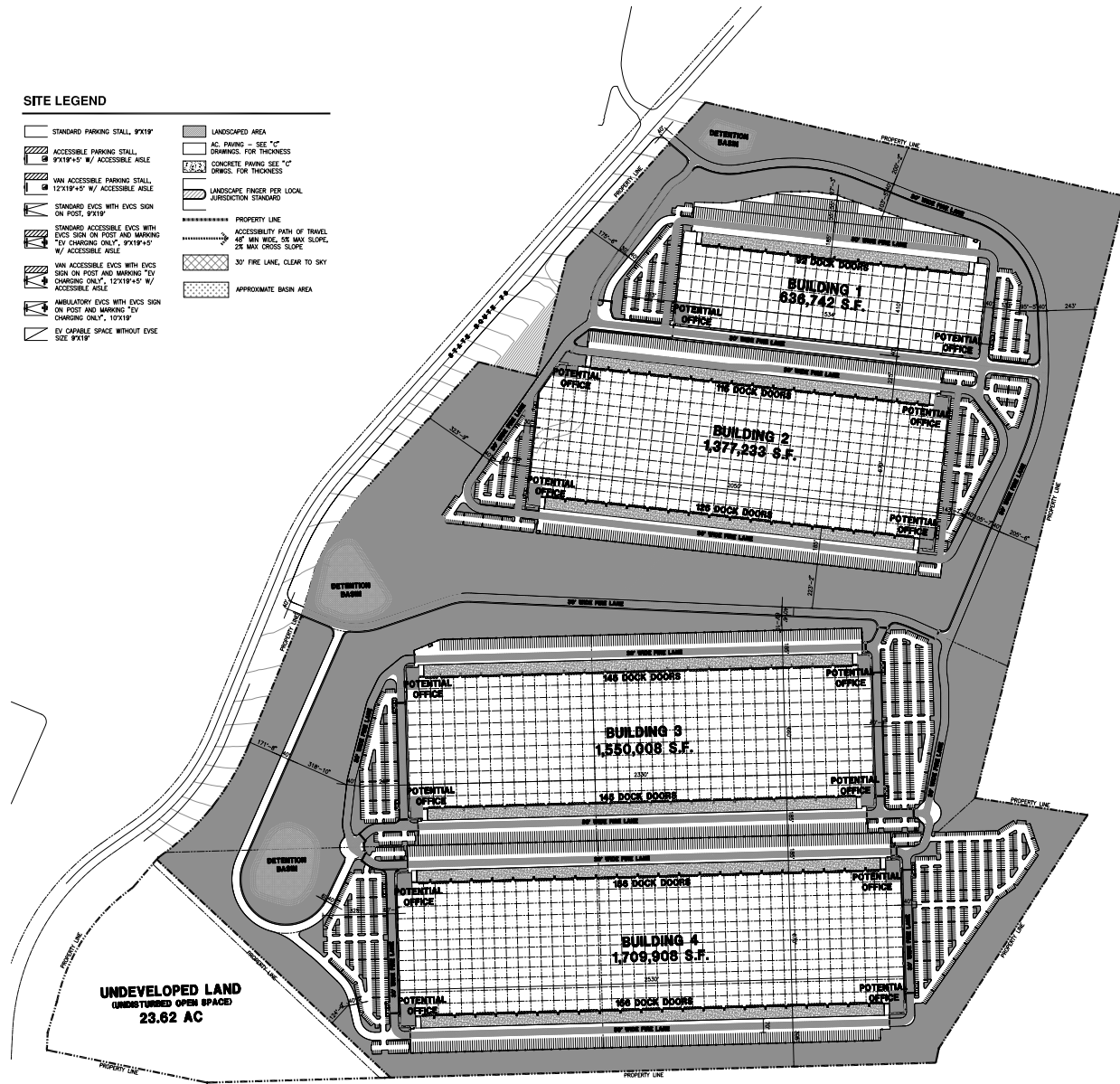
**Table 1
Proposed Development**

	Building 1	Building 2	Building 3	Building 4	Total
Site Area	2,625,347 SF; 60.27 ac	4,493,622 SF; 103.16 ac	4,219,018 SF; 96.86 ac	5,377,851 SF; 123.46 ac	16,715,838 SF; 383.74 ac
Building Area					
Office	20,000 SF	20,000 SF	20,000 SF	20,000 SF	80,000 SF
Industrial	616,980 SF	1,357,626 SF	1,530,400 SF	1,690,300 SF	5,195,306 SF
<i>Total</i>	<i>636,980 SF</i>	<i>1,377,626 SF</i>	<i>1,550,400 SF</i>	<i>1,710,300 SF</i>	5,275,306 SF
Parking					
Auto	474	809	936	1,359	3,578 stalls
Trailer	237	332	396	434	1,399 stalls
Notes: SF = square feet; ac = acres					

However, since ultimate end users for the proposed project have not been identified, to allow for flexibility and variability in final building design and layout, a conservative scenario with a maximum buildout of approximately 5.7 million square feet will be assumed in the EIR analysis. Specifically, an approximately eight percent increase in the proposed square footages detailed in Table 1 is accommodated in the maximum buildout assumptions provided in Table 2, Maximum Buildout EIR Assumptions.

SITE LEGEND

- STANDARD PARKING STALL, 9'X19'
- ACCESSIBLE PARKING STALL, 9'X19'+5" W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X19'+5" W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 8'X19'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X19'+5" W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X19'+5" W/ ACCESSIBLE AISLE
- AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- LANDSCAPED AREA
- AC PAVING - SEE "C" DRAWINGS FOR THICKNESS
- CONCRETE PAVING SEE "C" DRAWING FOR THICKNESS
- LANDSCAPE PAVES PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 30' FIRE LANE, CLEAR TO SKY
- APPROXIMATE BASIN AREA



Source: HPA Architecture, March 2024

**Table 2
Maximum Buildout EIR Assumptions**

	Building 1	Building 2	Building 3	Building 4	Total
Building Area					
Office	21,600 SF	21,600 SF	21,600 SF	21,600 SF	86,400 SF
Industrial	666,600 SF	1,467,000 SF	1,654,000 SF	1,826,000 SF	5,613,600 SF
<i>Total</i>	<i>688,200 SF</i>	<i>1,488,600 SF</i>	<i>1,675,600 SF</i>	<i>1,847,600 SF</i>	<i>5,700,000 SF</i>
Notes: Square footages are rounded; SF = square feet					

Each of the four industrial buildings could be constructed to a maximum height of 50 feet and could operate up to 24 hours a day, seven days a week, and employ up to approximately 6,250 employees in total. It is anticipated that a portion of the proposed industrial space would accommodate cold storage uses. Automobile and trailer parking stalls would be provided on all sides of each building, and landscaping would be installed throughout the site in accordance with City standards. Nighttime parking lot, vehicular access, and building security lighting are proposed on-site.

Circulation

Site access is proposed at two access points from SR-79, one near the northerly boundary of the Development Area, and the other further south along SR-79 near the center of the Development Area. On-site truck and passenger vehicle circulation would be provided with new drive aisles around and between the four industrial buildings as illustrated on [Exhibit 3](#).

Parking

Automobile and trailer parking stalls would be provided surrounding each industrial building. As detailed in [Table 1](#), the project would provide a total of 3,578 automobile parking stalls and 1,399 trailer parking stalls.

Utilities

The project would construct on-site utility improvements, including water, wastewater, storm drain, and dry utilities, to accommodate operations of the proposed industrial development. Notably, the proposed project would require the installation of water, wastewater, and electrical facilities within California Avenue to provide new connections from the project site to existing facilities within East 1st Street, north of the site.

The project site lies outside the current Beaumont Cherry Valley Water District (BCVWD) service area but is within BCVWD's SOI. To provide adequate water services to the site, the project would require annexation into the BCVWD service area.

Phasing and Construction

The Development Area would be mass graded in its entirety; subsequently, industrial development would be constructed in four phases, one phase per building. Anticipated grading consists of approximately 9,000,000 cubic yards of cut and approximately 10,000,000 cubic yards of fill material with a net import of approximately 1,000,000 cubic yards. Construction staging of equipment and soils would occur in the southern portion of the site south of

the SCE easement; refer to the yellow polygon on Exhibit 2. Construction is anticipated to have a duration of approximately seven years with each industrial building becoming operational as each phase is completed.

Discretionary Approvals

The City of Beaumont is the Lead Agency for the project and has discretionary authority over the project proposal. Anticipated City discretionary approvals include, but are not limited to, the following. The permits and approvals described below may change as the project entitlement process proceeds.

- Action on the environmental determination. Certification of the EIR would be required prior to, or concurrent with, approval of the project and any related actions.
- General Plan Amendment. The *Beaumont General Plan* would be amended to reflect annexation of the project site and application of the Industrial land use designation. Other *Beaumont General Plan* elements would be amended as required to reflect the project. Additionally, any other properties that may be annexed per LAFCO direction would adopt current underlying City SOI *Beaumont General Plan* Land Use Element designations.
- Pre-zoning of the Project Site. Prior to its annexation, the project site would be pre-zoned to allow for implementation of the project. The proposed pre-zoning would reflect a City of Beaumont Manufacturing zoning designation. Additionally, any other properties that may be annexed per LAFCO direction would be pre-zoned consistent with their underlying City SOI *Beaumont General Plan* Land Use Element designations.
- Subdivision of the Project Site. The project site would be subdivided into four parcels, one for each proposed building.
- Approval of Development Agreement(s). The Development Agreement(s) (DAs) would identify methods for the financing, acquisition, and construction of infrastructure systems and provide assurance that development of the property may proceed subject to the City's rules and regulations in effect at the time of the approval. The DAs would be subject to review and approval by the City pursuant to the City's established DA process.

In addition, anticipated consultation and permits necessary to realize the project would or may include the following:

- Annexation approval by Riverside County LAFCO to annex the "Annexation Area" identified on Exhibit 2 into the City of Beaumont;
- Annexation approval by Beaumont Cherry Valley Water District to annex the "Annexation Area" identified on Exhibit 2 into BCVWD's water service area;
- Approval from Riverside County for construction activities within the "Potential Construction Staging/Earthwork Balance Area" identified on Exhibit 2, which would be situated in unincorporated Riverside County;
- Permitting by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;
- Permitting by/through the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and U.S. Fish and Wildlife Services (USFWS) allowing for implementation of proposed mitigation to biological resources and jurisdictional areas;
- Consultation and coordination with the Western Riverside County Regional Conservation Authority (RCA);
- Permitting by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented pursuant to the project;

- Permitting (i.e., utility construction and connection permits) from affected utility purveyors; and
- Other ministerial permits necessary to realize all on- and off-site improvements related to the development of the project.

Environmental Analysis. Due to the City's decision to prepare an EIR for this project, an Initial Study has not been prepared. This option is permitted under CEQA Guidelines Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin preparation of the EIR. The Draft EIR will focus on the following environmental issues:

- Aesthetics;
- Agriculture and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

Additional detail regarding the proposed EIR's scope of analysis related to these environmental topics is provided below:

Aesthetics. The proposed project could result in visual impacts due to potential view blockage/effects from the proposed buildings along SR-79 as well as the change in rural character/quality of the project area. Other impacts include new lighting from both interior and exterior lighting sources as well as vehicle headlights.

Agriculture and Forestry Resources. According to the California Department of Conservation's *Important Farmland Maps*, a portion of the site is identified as Farmland of Local Importance. Thus, the Draft EIR will analyze potential project impacts related to important farmland and the conversion of agricultural land to non-agricultural use.

Air Quality. The project may result in air quality impacts due to temporary construction-related emissions, as well as long-term air emissions from project operations. Short-term construction air quality impacts that may occur include dust generation, construction vehicle emissions, and possible odors. Anticipated industrial operations and daily vehicular trips may result in long-term air quality impacts within the South Coast Air Basin. These issues will be addressed in the Draft EIR, including project consistency with regional air quality planning programs.

Biological Resources. Sensitive biological species or habitat could occur on-site given the predominantly undeveloped and undisturbed nature of the site. The site is located within the boundaries of the Western Riverside County MSHCP and will require an analysis to determine consistency with the MSHCP. A range of biological resources studies will be prepared to evaluate potential project impacts in this regard.

Cultural Resources. Anticipated ground-disturbing activities associated with the proposed industrial development could impact potential historical and cultural resources. The Draft EIR will evaluate potential impacts on cultural resources.

Energy. Development in accordance with the project could result in increased energy consumption associated with short-term construction activities, long-term operations, buildings, and transportation. The Draft EIR will evaluate whether the project would result in wasteful, inefficient, or unnecessary consumption of energy. A consistency analysis with State or local plans for renewable energy or energy efficiency will also be conducted.

Geology and Soils. The City and surrounding area are situated within a seismically active region, capable of producing surface rupture, ground motion, liquefaction, or soil settlement of sufficient magnitude to damage buildings or structures during an earthquake. The Draft EIR will evaluate seismicity of the local area, presence of existing fault lines and effect on development, the potential for erosion of site soils, soil stability, and expansive characteristics of project area soils.

Greenhouse Gas Emissions. The proposed industrial development could increase greenhouse gas emissions both during construction and operations. The Draft EIR will analyze short-term construction activities and long-term operations, buildings, and transportation as these project components may generate greenhouse gas emissions.

Hazards and Hazardous Materials. The Draft EIR will consider the potential for accidental releases that could occur during construction and operations of the proposed development. Further, future uses within the project site could involve the use/storage/transport of hazardous materials during operations. The Draft EIR will address the potential that a significant hazard to the public may be created or the potential for reasonably foreseeable upset or accident conditions involving the release of hazardous materials during project operations. The Draft EIR will identify whether the proposed development would emit hazardous materials and/or interfere with any emergency response plans. Potential impacts to nearby residents and schools, if applicable, will also be evaluated.

Hydrology and Water Quality. As part of the Draft EIR, existing on-site flooding conditions will be considered as well as the potential that project implementation could place future structures within a flood hazard zone or impede or redirect flood flows. The proposed development would generate pollutants typical of urban development, which may adversely impact receiving waters. The Draft EIR will analyze short-term temporary construction-related effects on hydrology and water quality; long-term project-related water quality; permanent changes to stormwater drainage and/or flooding; project-related impacts to groundwater quantity and quality; and off-site hydrology and water quality impacts.

Land Use and Planning. The project would require approval of a General Plan Amendment and Zone Change, among other entitlements, to allow the proposed industrial use on-site and annexation into the City from unincorporated Riverside County. The proposed project will be evaluated with regard to land use consistency with the *Beaumont General Plan*, *Beaumont Municipal Code*, and the Southern California Association of Governments (SCAG) 2020-2045 RTP/SCS. Applicable land use policies from the *County of Riverside General Plan* and *The Pass Area Plan* will also be considered.

Mineral Resources. Based on *Beaumont General Plan Environmental Impact Report* Figure 5.11-1, *Mineral Resource Zones*, a portion of the project site is identified as Mineral Resource Zone (MRZ) 3. MRZ 3 is defined as areas containing known or inferred mineral deposits that may qualify as mineral resources. The Draft EIR will evaluate potential impacts to the loss of availability of a known mineral resource or mineral resource recovery site.

Noise. Future development within the project site may result in short-term construction noise and long-term changes in noise levels in the area due to project operations and traffic volume changes along area roadways. Future project-related on-site stationary activities and off-site mobile noise (from motor vehicles) may adversely affect noise levels to adjacent sensitive receptors within the area. The Draft EIR will describe these potential construction and operational noise impacts and will compare these impacts to applicable noise thresholds. The Draft EIR will evaluate these potential noise-related issues as well as address the noise/land use compatibility of the proposed project with existing and future expected noise levels.

Population and Housing. The proposed project may generate indirect population growth in the area since it would generate employment through the creation of industrial uses. The Draft EIR will present existing population, housing, and employment figures for the project site and the projected changes in these variables as a result of project implementation. The population analysis will compare the amount and type of growth anticipated under the proposed project with estimates from the *Beaumont General Plan*, *County of Riverside General Plan*, U.S. Census Bureau, California Department of Finance, and other adopted planning documents.

Public Services. Potentially affected agencies such as fire and law enforcement protection, schools, parks, and public libraries will be contacted, as needed, to confirm relevant existing conditions, project impacts, and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension, or expansion of new facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service.

Recreation. The proposed industrial development could result in indirect population growth from future employees and their families moving into the project area. Thus, the project could indirectly impact existing parks and recreational facilities within the City. The Draft EIR will analyze the potential for increased use of or substantial degradation of existing local and regional parks.

Transportation. The Draft EIR will analyze the project's potential to conflict with an existing program, plan, ordinance, or policy addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities). An analysis of the project's impacts related to vehicle miles traveled (VMT) will also be provided. The Draft EIR will also analyze potential project impacts related to transportation hazards and emergency access.

Tribal Cultural Resources. Project development has the potential to uncover previously undiscovered tribal cultural resources in the project area. In accordance with Senate Bill 18 and Assembly Bill 52, the City will notify, and if necessary, consult with any tribes requesting consultation regarding the proposed project. The Draft EIR will summarize the results of the tribal consultation process and determine potential project impacts on tribal cultural resources.

Utilities and Service Systems. Potentially affected agencies such as water service, wastewater treatment, and solid waste providers will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures. The discussion will focus on the potential development requiring the construction of new facilities, expansion of existing facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the project to receive adequate service

based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service, and recommended mitigation measures.

Wildfire. According to the California Department of Forestry and Fire Protection (CAL FIRE), the entire project site is located in either a Moderate or Very High Fire Hazard Severity Zone in a State Responsibility Area. The Draft EIR will evaluate project impacts on wildfire hazards in the project area.

Cumulative Impacts. Consistent with Section 15130 of the CEQA Guidelines, the Draft EIR will discuss cumulative impacts of the proposed project, addressing each topic covered in the environmental analysis.

Effects Not Found to be Significant. This section will discuss those environmental issues found not to have an impact as a result of the proposed project.

Significant and Unavoidable Environmental Effects. This section will describe any significant and unavoidable impacts on the environment that cannot be avoided or reduced to a less than significant level with the application of mitigation measures.

Growth Inducing Effects. As a required discussion according to CEQA Section 15126.2(d), the Draft EIR will include a discussion of growth inducing effects. The anticipated growth conditions in the project area and parameters for consideration of any secondary impacts from growth will be discussed. The section will evaluate the potential for the proposed project to generate additional growth in the area using growth analysis criteria, such as the project's potential to foster economic or population growth or its potential to remove obstacles to population growth through extension of infrastructure.

Project Alternatives. Under CEQA, an EIR must include an analysis of a reasonable range of alternatives to the project, including the "No Project" alternative. A range of project alternatives will be defined and analyzed in comparison to the proposed project in terms of the extent to which project's objectives are met and a reduction in adverse impacts is achieved. The environmentally superior alternative will be identified.