



NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT & PUBLIC SCOPING MEETING

CEQA LEAD AGENCY:

Carole Kendrick
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City of Beaumont
550 East 6th Street
Beaumont CA, 92223

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE LILAC LOGISTICS CENTER PROJECT, FOR PROPERTY AT 36711 STATE ROUTE 60 IN THE SPHERE OF INFLUENCE OF THE CITY OF BEAUMONT

As lead agency, the City of Beaumont (“City”) is publishing this Notice of Preparation (“NOP”) for a Draft Environmental Impact Report (“EIR”) in accordance with the requirements of the California Environmental Quality Act (“CEQA”), to evaluate the environmental impacts of the following proposed actions that together are referred to as the (“Project”):

- Approval of a Plot Plan;
- Pre-zoning to Manufacturing;
- Application to the Local Agency Formation Commission for Annexation to the City of Beaumont and to the Beaumont-Cherry Valley Water District.

In accordance with CEQA Guidelines Section 15082, the City has determined that an EIR is the appropriate environmental document for the Project. Because the City has determined that an EIR is needed, no Initial Study has been prepared.

This NOP is being circulated to obtain the views of you or your agency or organization as to the scope and content of the environmental information that is germane to your agency or organization’s responsibilities or interests in connection with the Project. If applicable, your agency may need to use this EIR when considering issuance of a permit or other approval for the Project. Information provided to the City during the NOP comment period will be used to shape and focus the analysis of environmental impact in the EIR.



LEAD AND RESPONSIBLE AGENCIES: The City of Beaumont will be the lead agency for the Project, the San Bernardino County Local Agency Formation Commission will be a responsible agency and will use the EIR for consideration of the annexation application. The Beaumont-Cherry Valley Water District will also be a responsible agency and use the EIR for actions related to annexation of the Project area into their District.

NOP COMMENT PERIOD: The NOP public comment periods begins **MAY 28, 2024 and ends on JUNE 26, 2024**. Pursuant to CEQA Guidelines Section 15082(b), the City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Please send your NOP comments to Carole Kendrick, Planning Manager, City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223. Please include the name of the agency or organization (if applicable), address, email, and contact person in your correspondence. If you have any questions, please contact Carole Kendrick at (951) 572-3237 or via email at CKendrick@beaumontca.gov. Written comments are wanted at the earliest possible date, but due to the time limits mandated by State law, your response must be received by **JUNE 26, 2024**.

A copy of this NOP is available for public review at the Planning Department at the City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223 and electronic copies are available on the City's Website: <https://www.beaumontca.gov/1125/Planning-Projects>.

PUBLIC SCOPING MEETING: A public scoping meeting will be held in the City of Beaumont City Hall Council Chambers, 550 East 6th Street, Beaumont CA, 92223. This meeting will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](https://www.beaumontca.gov/Livestream).

Public comments will be accepted by the following methods: 1) Written comments will be accepted via email and will be read aloud during the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the scoping period. Please submit your comments to: ckendrick@beaumontca.gov 2) Phone-in comments will be accepted by joining a conference line prior to or during the meeting; the call-in number is (951) 922-4845, and 3) In person comments.

The meeting will be held at the following, date and time:

Meeting Date/Time: WEDNESDAY, JUNE 5, 2024 at 5:30 PM

Meeting Information Link: <https://www.youtube.com/c/TheCityofBeaumont>



EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review public comment period. Following the close of the public comment period, the City will prepare a Final EIR, which will include a response to comments to the EIR received during the public comment period. The Final EIR will be used by the Planning Commission to consider the Project.

PROJECT SITE LOCATION AND SETTING: The Project site consists of approximately 11.18 acres located in unincorporated Riverside County, in the sphere of influence of the City of Beaumont (See Figures 1, *Regional and Vicinity Map* and 2, *Aerial Photograph*). The Project site is located at 36711 SR-60 Freeway (Assessor's Parcel Number [APN] 424-010—019 and portion of 424-010-018). The Project site's eastern and western boundary abut the City of Beaumont's boundary. Regional access to the Project site is provided via the SR-60. Additionally, the Project site is approximately 1.36 miles from the westbound on-ramp of the I-10 Freeway at Oak Valley Parkway via Potrero Boulevard. The Project site is vacant and undeveloped, with the exception of a stealth cell phone tower located in the northwestern area of the site.

PROJECT DESCRIPTION: The Project Applicant, Jack T. Hall and Carmen Hall Revocable Living Trust and the Jack T. and Carmen Hall Marital Trust, is seeking approval of a Plot Plan and Pre-Zone to develop the 11.18-gross acres site located in the unincorporated Riverside County, in the sphere of influence of the City of Beaumont. As shown in Figure 3, *Site Plan*, the Project is proposing to develop the Project site with one industrial warehouse building totaling 158,112 sf and related site improvements including landscaping, parking, and infrastructure facilities. Of the total building square footage, the Project would allocate 144,737 sf for warehousing/distribution and 13,375 sf for office uses. A total of 25 truck dock doors are proposed along the eastern side of the building. Off-site improvements include an access road to 4th Street from the Project's proposed driveway, and connections to existing utilities in 4th Street. The existing stealth cell phone tower located in the northwestern area of the site would remain.

Vehicular access to the Project site would be provided via a primary driveway on the southeast corner of the Project site. Although there is an easement providing access to the existing cell phone tower located in the northwest corner of the site, this property is currently landlocked. Therefore, there are no existing improved public streets fronting the site. As part of the Project, an approximately 340 ft curvilinear private access road would be constructed to 4th Street to provide access to the Project site and the existing 12-foot wide easement to the cell tower would remain. The proposed private access road will be designed to support both wet and dry utilities to the Project Site. The Project will be supplied with 198 total on-site parking spaces, including 150 standard parking stalls, 5 ADA parking stalls, 2 Van ADA parking stalls, 9 electrical vehicle (EV) parking stalls, 1 ADA EV parking stall, 1 would be designated as Van ADA EV parking stall, 30



EV capable parking stalls. Automotive parking stalls would be located to the south, west, north, and east of the proposed building.

Water service to the Project site would be provided by the Beaumont-Cherry Valley Water District (BCVWD) upon annexation. Water would be accommodated via a proposed 16-inch water main in the north side of 4th Street which would serve a 3-inch service lateral located in the proposed access road. Similarly, recycled water to the Project site would be provided via proposed 18-inch main in 4th Street which would serve a 3-inch service lateral located in the proposed access road.

Sanitary sewer service to the Project site would be provided by the City of Beaumont. The City controls and manages its sewer collection, conveyance, and treatment system. Proposed 6-inch sewer lines would be extended from the southeastern corner of the building, which would connect to an 15-inch sewer main on 4th Street that would be constructed as part of the Industrial Park project. Sewer flows from the Project site would be conveyed via the regional wastewater conveyance facilities to the Beaumont Wastewater Treatment Plant, located approximately 1.81 miles southeast of the Project site.

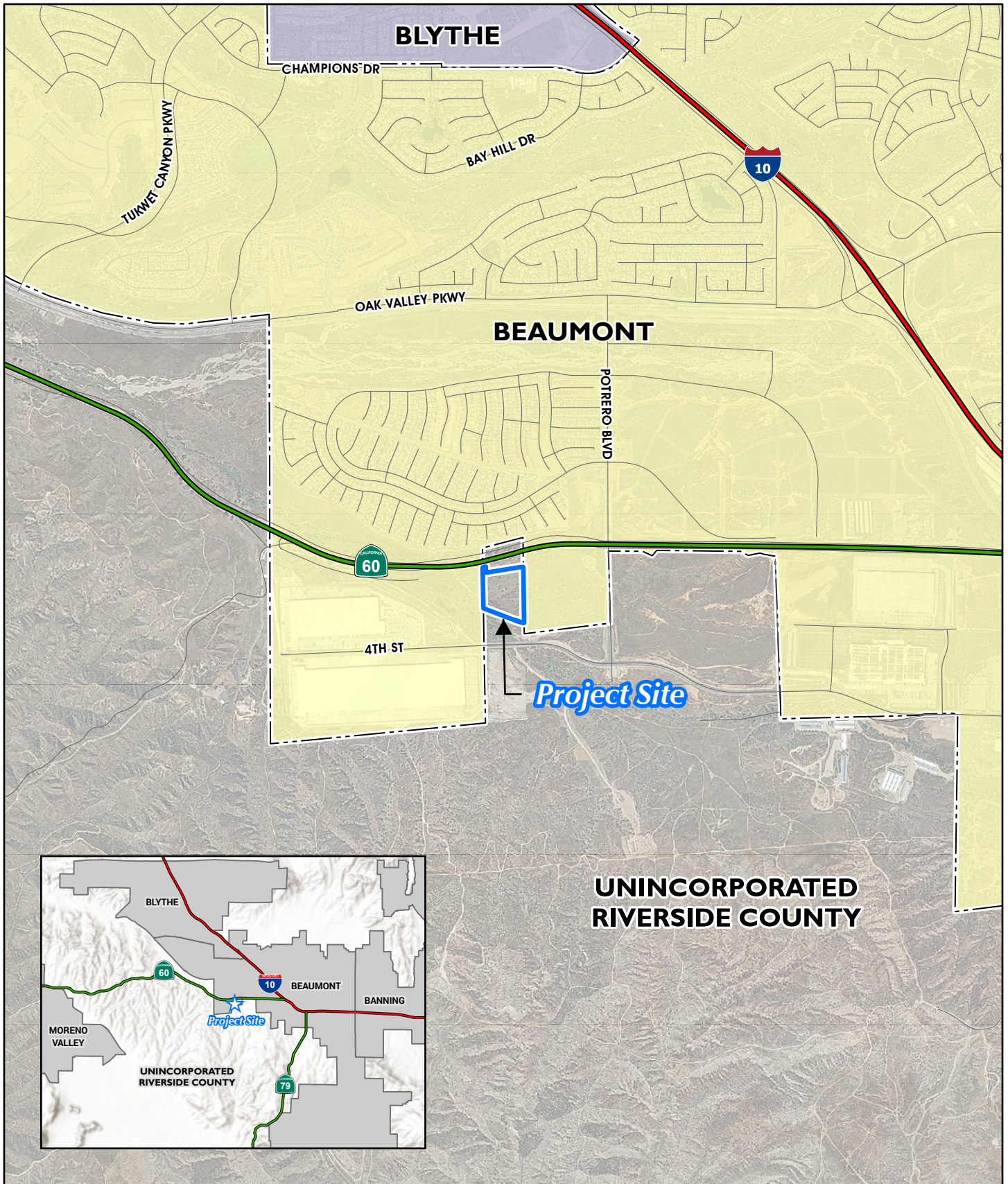
Runoff from the western and southern proposed slopes would sheet flow away from the Project site. The area from the northwestern and southwestern corner of the site would remain undisturbed and would continue to drain to the north and south, respectively. Runoff from the eastern portion of the building roof, the eastern vehicle parking lot, the truck court and the slope along the eastern property line would drain to two catch basins in the truck yard. An onsite storm drain would convey flows along the northern side of the building, picking up flows from the eastern portion of the northern vehicle parking area, and discharging into detention basin at the west portion of the site. Runoff from the western portion of the northern vehicle parking area, the western portion of the building roof, the western vehicle parking area, the southern vehicle parking area and the southern drive aisle (including 0.16 acres of offsite run-on from the drive aisle) would drain to two catch basins in the western vehicle parking area. An onsite storm drain would convey flows to the north, confluence with the rest of the site flows, and discharge into detention basin. The basin would outlet into a separate onsite storm drain that would convey runoff to the offsite storm drain located south of the project site. Flows would ultimately discharge to a proposed public storm drain in 4th Street.

Natural Gas service to the Project site is provided by Southern California Gas Company while electrical service to the Project site is provided by Southern California Edison (SCE). SCE currently maintains transmission, distribution power poles and aerial facilities through the southwest corner of the Project site and a conduit feed through the western portion of the Project site from these poles to the cell phone tower onsite. Telecommunications service to the Project site is provided by Frontier, who currently maintains aerial facilities along the western boundary of the



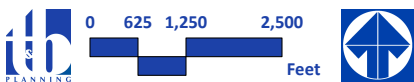
site to support the existing cell tower facilities. The Project would involve utility connections to provide electric power and telecommunications services to the Project site.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will evaluate the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The environmental topic areas anticipated to be included in the EIR include Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Wildfire. The EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.







Source(s): ESRI, NearMap Imagery (September 2023), RCIT (2023)

Figure 1



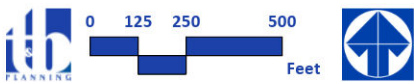


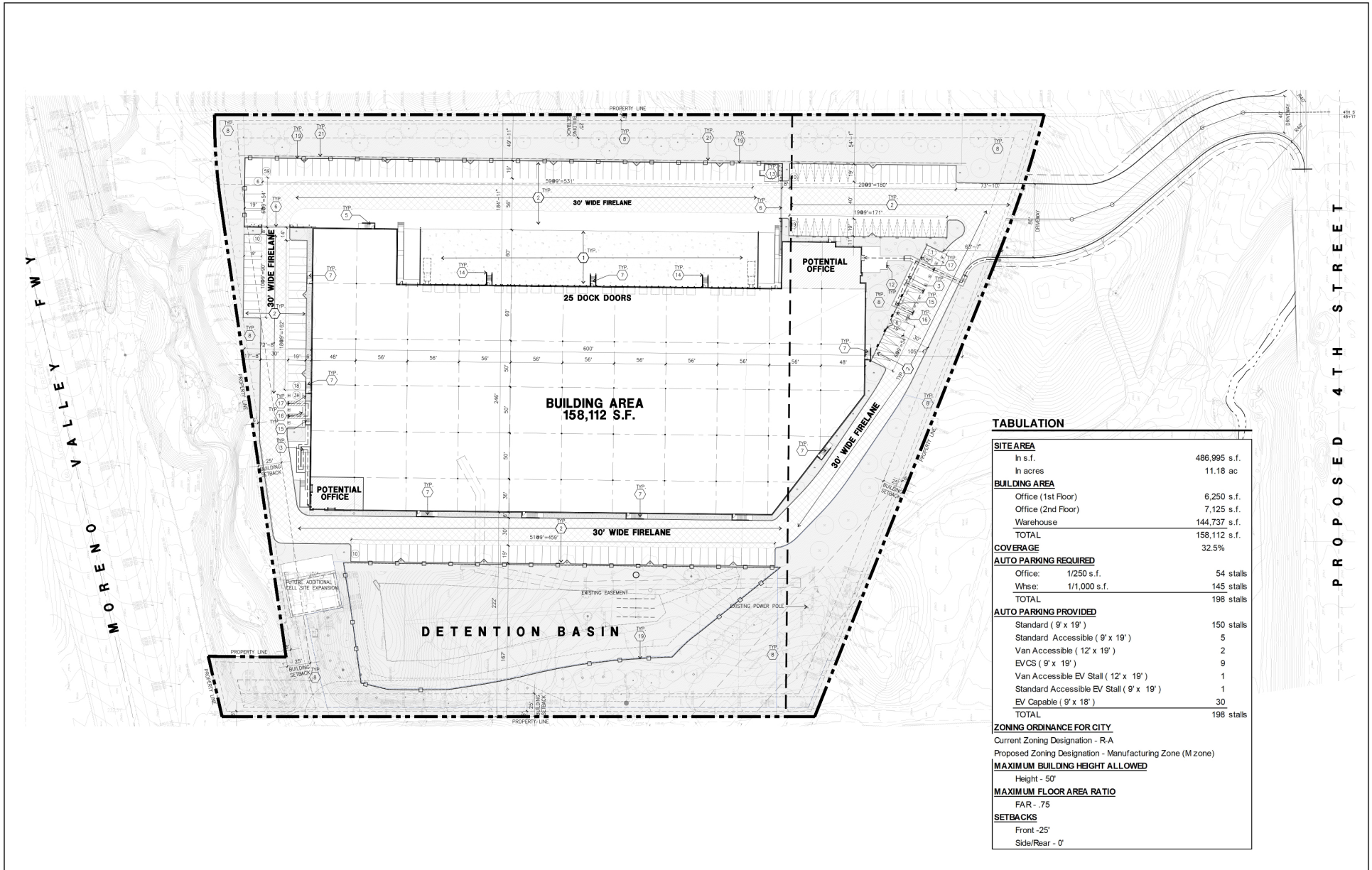
Legend

-  Proposed Annexation Area
-  Off-Site Disturbance Area
-  Project Site
-  Beaumont City Boundary

Source(s): ESRI, NearMap Imagery (September 2023)

Figure 2





Source(s): HPA (12-11-2023)

Figure 3

