

ES EXECUTIVE SUMMARY

ES.1 INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines require the preparation of an Environmental Impact Report (EIR) to be produced as a full disclosure document. In order to comply with CEQA Guidelines, the EIR must (1) inform agency decision-makers and the general public of the direct and indirect potentially significant environmental effects of a proposed action; (2) identify feasible or potentially feasible mitigation measures to reduce or eliminate potentially significant adverse impacts; and (3) identify and evaluate reasonable alternatives to a project. In accordance with § 15168 of the State CEQA Guidelines (Title 14 of the California Code of Regulations [CCR]), this Draft EIR (State Clearinghouse No. 2020059016) that has been prepared for the Potrero Logistics Center Warehouse Project (Project) and has been prepared by the City of Beaumont (City).

ES.2 ENVIRONMENTAL PROCEDURES

This Draft EIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the Project, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision-makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

ES.3 PROJECT LOCATION

The Project Site is located within the southwest portion of the City, within the County of Riverside south of State Route 60 (SR-60) and approximately one mile west of Interstate 10 (I-10). The City is bordered to the east by the City of Banning; to the south by unincorporated County areas and the City of San Jacinto; to the west by unincorporated County areas and the City of Calimesa; and to the north by the unincorporated community of Cherry Valley; refer to **Exhibit 2-1: Regional Vicinity**. The 31.26-acre Warehouse Site (Assessor Parcel Number [APNs] 424-010-020 and 424-010-009) is bounded to the north by City-owned property that will be developed for new on and off ramps to SR-60 and a Specific Plan residential development area north of SR-60. To the east, the Project Site is bounded by Potrero Boulevard and vacant land. To the south the Project Site is bound by the unpaved alignment of 4th Street and the 28.41 acres of vacant land that would be annexed to the City as part of the Project (APN 424-010-010). Undeveloped parcels are located to the west. Regional access is provided via SR-60 at the 6th Street off ramp. Local access would be provided via 4th Street. Future local access would be provided via Potrero Boulevard extension once the future SR-60 ramps are completed at Potrero Boulevard (an unrelated project under construction by Caltrans); refer to **Exhibit 2-2: Local Vicinity**.

ES.4 PROJECT DESCRIPTION

The Project would involve discretionary actions affecting 59.67 acres, consisting of three parcels identified as APN 424-010-020 (21.32 acres); APN 424-010-009 (9.94 acres); and APN 424-010-010 (28.41 acres) (Project Site). APN 424-010-020 is located within the City of Beaumont. APN 424-010-009 and APN 424-010-010 are currently within the County of Riverside (County) but would be annexed to the City as part of the Project. The Project also includes the construction and operation of an approximately 577,920-square foot “high-cube” industrial warehouse facility, parking, and detention basin, which would be constructed on 31.26 acres (specifically, APNs 424-010-020 and 242-010-009). This area is referred to as the Warehouse Site. No development is proposed on APN 424-010-010; the 28.41 acres that would also be annexed to the City. The two County parcels are referred to as the Annexation Area, with the smaller parcel included as part of the Warehouse Site and the larger 28.41-acre parcel remaining vacant and undeveloped. The whole 59.67-acre Project area is collectively referred to as the Project Site.

ES.5 AREAS OF CONTROVERSY

The State CEQA Guidelines §15123 (b)(2) and (3) require that a Draft EIR identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate the significant effects. The following issues of concern have been identified during the review period of the distribution of the Notice of Preparation (NOP) and public meetings.

- Increased traffic from development
- Increased emissions leading to adverse health effects
- Truck safety impacts
- Additional warehouses in Beaumont
- Proper drainage on and off-site.

ES.6 ISSUES TO BE RESOLVED

The State CEQA Guidelines require that an EIR present issues to be resolved by the Lead Agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City regarding the Project are whether:

- Recommended mitigation measures should be adopted or modified;
- Different mitigation measures need to be applied to the Project; and
- The Project or an alternative should or should not be approved.

ES.7 UNAVOIDABLE SIGNIFICANT IMPACTS

The Projects potentially significant impacts are defined in **Sections 3.1: Aesthetics** through **3.16: Wildfire** of this Draft EIR. As noted in these sections, most of the potentially significant impacts identified can be mitigated to a less than significant level through implementation of feasible mitigation measures. There are unavoidable significant impacts associated with air quality, greenhouse gas emissions, and transportation, as summarized below:

- Air Quality
 - The Project would conflict with or obstruct implementation of the applicable air quality plan (Impact 3.2-1).
 - The Project would 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 (Impact 3.2-2).
 - The Project would result in significant cumulative air quality impacts.
- Greenhouse Gas Emissions
 - The Project would generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment (Impact 3.7-1).
 - The Project would conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions (Impact 3.7-2).
 - The Project would result in significant cumulative GHG emissions.
- Transportation and Traffic
 - The Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (Impact 3.13-2).
 - The Project would result in significant cumulative transportation impacts.

ES.8 ALTERNATIVES TO THE PROJECT

State CEQA Guidelines §15126.6(a) requires a Draft EIR to “describe the range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but will avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” In response to the potentially significant impacts

that were identified, the EIR includes the following alternatives for consideration by decision-makers upon action related to the Project.

ALTERNATIVE 1: NO PROJECT ALTERNATIVE (EXISTING ZONING, GENERAL PLAN, NO ANNEXATION ALTERNATIVE)

Consistent with State CEQA Guidelines §15126.6, the No Project Alternative assumes that the existing land uses and condition of the Project Site at the time the NOP was published (May 2020) would continue to exist without the Project. The No Project Alternative assumes the Project would not be implemented and proposed land uses and other improvements would not be constructed. Under this alternative none of the proposed improvements would occur. However, development allowed under the existing City and County General Plan designations and City and County zoning (as applicable) could occur and are analyzed as part of this Alternative.

The General Plan land use designation for the City portion of the Project site is Industrial (I) which allows for a range of industrial uses, including “standalone” industrial activities, general and light industrial, research parks, private trade schools, colleges, and business parks. The zoning designation for the City portion of the Project site is Manufacturing (M) which is intended to maintain the existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.

Under this alternative the Riverside County area would not be annexed, and the Rural Residential (RR) land use designation and Controlled Development Zone (W-2-20) would remain. While the W-2-20 zone allows for a variety of land uses, this alternative assumed development in accordance with the residential densities allowed under the General Plan. Under the densities allowed in the Riverside General Plan, Rural Residential (RR) can be built with a minimum lot size of five acres. There are two parcels consisting of approximately 38.5 acres within the County. A total of seven rural residential single-family units could be constructed without the need for additional discretionary permits from the County such as a subdivision map.

Infrastructure improvements including water, wastewater, drainage, extension of electrical and natural gas, and roadway improvements and right-of-way dedications identified in the Project would still be required to be extended into the City portion of the Project Site. Because the County portion would not be annexed, this area would not be eligible for City services, and utilities would be provided by the County or through the use of well and alternative wastewater disposal systems.

ALTERNATIVE 2: HABITAT PRESERVATION ALTERNATIVE

This alternative would reduce the overall development footprint by approximately 50 percent with a warehouse area of approximately 288,960 sf. This alternative would concentrate development outside of the riparian area on the Project Site. Under this alternative, parking areas and retention basins would be reduced commensurate with the reduced building size. This alternative also would avoid impacts to riparian corridors through the Project Site. The annexation of Riverside County Parcels 424-010-009 and 424-010-010 would still occur under this alternative, and development would still occur on a portion of

424-010-009; however, no development would occur within the existing natural drainage area. This alternative would preserve the riparian and wetland habitat with more significant habitat value than the heavily disturbed upland areas. Under this alternative, the natural drainage would remain in its current condition and would not be converted to an underground storm drain.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires an EIR to identify the environmentally superior alternative. The environmentally superior alternative is the one that would result in the fewest or least significant environmental impacts. The context of an environmentally superior alternative is based on the consideration of several factors including the reduction of environmental impacts to a less than significant level, the project objectives, and an alternative's ability to fulfill the objectives with minimal impacts to the existing site and surrounding environment. The Habitat Preservation Alternative would be the environmentally superior alternative. This alternative, however, would meet only approximately half of the Project Objectives. This alternative would locate a warehouse in proximity to other such uses, and would be consistent with the existing general plan and zoning, but would not take advantage of the flexibility to maximize development potential in consideration of environmental constraints. This alternative also would dedicate lands for roadway and other infrastructure improvements, and which would enable movement of goods and services. However, this alternative would not make the most of the site and would not as effectively facilitate the movement of goods and services, would not result in as great a benefit to regional economic growth, would not generate the volume of revenue to the City, would not result in as many additional employment opportunities and would not enhance the fiscal balance of the City to the extent as would the Project.

ES.9 MITIGATION MONITORING AND REPORTING

CEQA requires public agencies to adopt monitoring and reporting programs to ensure compliance with mitigation measures adopted or made conditions of Project approval in order to mitigate or avoid the significant environmental effects identified in EIRs. A Mitigation Monitoring and Reporting Program (MMRP) incorporating the mitigation measures set forth in this EIR will be prepared and presented for consideration concurrently with the findings of this EIR and prior to approval of the Project.

ES.10 SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

Table ES-1: Summary of Project Impacts and Mitigation Measures below provides a summary of significant impacts and proposed mitigation measures associated with the Project as identified in this EIR. Refer to **Sections 3.1: Aesthetics** through **3.16: Wildfire** for a detailed description of the environmental impacts and mitigation measures for the Project. All impacts of the Project can be mitigated to less than significant levels with the exception of Air Quality, Greenhouse Gas Emissions, and Transportation.

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Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Significance after Mitigation	Mitigation Measure(s)
Aesthetics		
Impact 3.1-4: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact with Mitigation Incorporated	<p>MM AES-1 - Prior to the start of construction, the Project applicant shall prepare a Construction Lighting & Screening Plan. The Construction Lighting and Screening Plan would indicate aesthetic and lighting treatments for all construction work areas. The Plan shall identify methods used to ensure construction lighting is directional (aimed toward work areas, and not toward nearby sensitive receptors), and limited to sufficient wattage for safety and security. Construction areas visible to sensitive receptors shall be screened via curtains from public view. Construction screening materials shall be of sufficient height and appropriate color to minimize viewshed impacts, as determined appropriate by the applicable jurisdiction(s). All lighting must conform to maximum lumen and shielding guidelines in Chapter 8.50 of the Beaumont MC.</p>
Air Quality		
Impact 3.2-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	Significant and Unavoidable Impact	<p>MM AQ-1 - Prior to issuance of occupancy permits, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single-occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options; • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Warehouse Site. • Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day; • Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and • Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>MM AQ-2 - Electrical hookups shall be provided as part of the tenant improvements for any tenant that requires cold storage. The electric hookups shall be provided at loading bays for truckers to plug in any onboard auxiliary equipment and power refrigeration units while their truck is stopped.</p> <p>MM AQ-3 - All truck access gates and loading docks within the Warehouse Site shall have a sign posted that states:</p> <ul style="list-style-type: none"> • Truck drivers shall turn off engines when not in use. • Truck drivers shall shut down the engine after five minutes of continuous idling operation once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged. • Telephone numbers of the building facilities manager and CARB to report Violations. <p>MM AQ-4 - The Project Applicant shall make its tenants aware of the funding opportunities to aid in the availability of new and more efficient construction equipment, such as the Carl Moyer Memorial Air Quality Standards Attainment Program (Moyer Program), and other similar funding opportunities, by providing applicable literature available from the California Air Resources Board (CARB). The Moyer Program On-Road Heavy-Duty Vehicles Voucher Incentive Program (VIP) provides funding to individuals seeking to purchase new or used vehicles with 2013 or later model year engines to replace an existing vehicle that is to be scrapped.</p> <p>MM AQ-5 - Prior to the issuance of occupancy permits, the Project Applicant shall provide applicable portions of the lease agreements to the Planning Department verifying that the provisions are included in the building lease agreements that heavy duty diesel trucks (Class 4 through 8) at a minimum meet the emissions standards of the 2010 vehicle model, and as trucks are replaced, they are replaced with the newest available model.</p> <p>MM AQ-6 - Prior to the issuance of building permits, the City of Beaumont Planning Department shall verify that applicable building plans and specifications include electric vehicle charging stations and/or infrastructure to support the future installation of vehicle charging stations.</p>

Impact	Significance after Mitigation	Mitigation Measure(s)
Impact 3.2-2: Would the Project 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?	Significant Unavoidable Impact	See MMs AQ-1 through -6 above.
Biological Resources		
Impact 3.3-1: Would the Project 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 Game or U.S. Fish and Wildlife Service?	Less than Significant Impact with Mitigation Incorporated	MM BIO-1 - Pre-Construction Survey. A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, site watering, equipment staging, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.
Impact 3.3-2: Would the Project 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 Game or U.S. Fish and Wildlife Service?	Less than Significant Impact with Mitigation Incorporated	MM BIO-2 - (1) DBESP. A DBESP analysis will be submitted to the Wildlife Agencies to approve impacts to MSHCP riparian/riverine areas. (2) Impacts to unvegetated MSHCP riverine areas shall be mitigated at a minimum 1:1 ratio and impacts to MSHCP riparian shall be mitigated at a minimum ratio of 2:1, subject to approval of the wildlife agencies, and include one, or a combination of, the following:
Impact 3.3-3: Would the Project 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?		<ul style="list-style-type: none"> • On-site creation, enhancement, or restoration and placement into a conservation easement (CE) or similar protective mechanism; • Off-site creation, enhancement, or restoration and placement into a CE or similar protective mechanism; • Off-site acquisition and preservation and placement into a CE or similar protective mechanism;

Impact	Significance after Mitigation	Mitigation Measure(s)
		<ul style="list-style-type: none"> • Purchase of credits at an agency-approved mitigation bank such as Riverpark; and/or • Payment into an agency-approved in-lieu fee program. <p>MM BIO-3 - (1) Vernal pool habitat (depressional areas occupied by listed fairy shrimp species) shall be mitigated at a minimum 1:1 ratio, and shall include one, or a combination of, the following, all of which shall include the introduction of fairy shrimp inoculum except where listed fairy shrimp already occupy mitigation lands and shall occur within the MSHCP Plan Area:</p> <ul style="list-style-type: none"> • On-site creation, enhancement, or restoration and placement into a conservation easement (CE) or similar protective mechanism; • Off-site creation, enhancement, or restoration and placement into a CE or similar protective mechanism; • Off-site acquisition and preservation and placement into a CE or similar protective mechanism; • Purchase of credits at an agency-approved mitigation bank; and/or • Payment into an agency-approved in-lieu fee program. <p>(2) A DBESP will be prepared and approved by the Wildlife Agencies (USFWS, CDFW).</p> <p>MM BIO-4 - The following measures would be implemented to mitigate impacts to the least Bell's vireo:</p> <ul style="list-style-type: none"> • The Project impact footprint, including any construction buffer, shall be staked and fenced (e.g., with orange snow fencing, silt fencing or a material that is clearly visible) and the boundary shall be confirmed by a qualified biological monitor prior to ground disturbance. The construction site manager shall ensure that the fencing is maintained for the duration of construction and that any required repairs are completed in a timely manner. • Equipment operators and construction crews will be informed of the importance of the construction limits by the biological monitor prior to any ground disturbance. • Construction activities within 300 feet of the nearest extent of adjacent riparian habitat associated with Cooper's Creek will be avoided from April 1st through August 31st.

Impact	Significance after Mitigation	Mitigation Measure(s)
		<ul style="list-style-type: none"> • For any vegetation clearing or work within 100 feet of Cooper’s Creek, a biologist will monitor to ensure encroachment into Cooper’s Creek does not occur. • Active construction areas will be watered regularly (at least once every two hours) to control dust and thus minimize impacts on vegetation within Cooper’s Creek. • Construction personnel will strictly limit their activities, vehicles, equipment, and construction materials to the limits of disturbance and designated staging areas and routes of travel approved by the biological monitor. • Exotic plant species removed during construction will be properly handled to prevent sprouting or regrowth. Construction equipment will be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the site and before leaving the site during the course of construction. The cleaning of equipment will occur at least 300 feet from jurisdictional aquatic features, including Cooper’s Creek. If the location is closer, it must be approved by the biological monitor. • Vegetation will be covered while being transported, and vegetation materials removed from the site will be disposed of in accordance with applicable laws and regulations. • All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances will occur only in designated areas within the limits of disturbance and at least 200 feet from jurisdictional aquatic features, including Cooper’s Creek. These designated areas will be clearly marked and located in such a manner as to contain runoff and will be approved by the biological monitor. • To avoid attracting predators, the Project site will be kept clear of trash and debris. All food related trash items will be enclosed in sealed containers and regularly removed from the site. <p>MM BIO-5 - Impacts to unvegetated waters of the U.S. and state shall be mitigated at a minimum 1:1 ratio and impacts to wetland/vegetated streambed shall be mitigated at a minimum ratio of 2:1, subject to approval of the RWQCB and CDFW, and include one, or a combination of, the following:</p> <ul style="list-style-type: none"> • On-site creation, enhancement, or restoration and placement into a conservation easement (CE) or similar protective mechanism;

Impact	Significance after Mitigation	Mitigation Measure(s)
		<ul style="list-style-type: none"> • Off-site creation, enhancement, or restoration and placement into a CE or similar protective mechanism; • Off-site acquisition and preservation and placement into a CE or similar protective mechanism; • Purchase of credits at an agency-approved mitigation bank such as Riverpark; and/or • Payment into an agency-approved in-lieu fee agreement.
Impact 3.3-4: Would the project 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?	Less than Significant Impact with Mitigation Incorporated	MM BIO-6 - As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.
Impact 3.3-6: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less than Significant Impact with Mitigation Incorporated	See MM BIO-1 and MM BIO-2 above
Cultural Resources		
Impact 3.4-1: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		MM CUL-1 - During initial ground disturbance of the Project Site, a qualified archaeologist on an approved city or county list shall be present on-site to observe disturbance areas. The qualified archaeologist shall be able to halt work in the immediate vicinity should artifacts, exotic rock, shell or bone be uncovered during construction. In the event such cultural resources are unearthed during ground-disturbing activities by anyone other than the archaeologist, the Project contractor shall cease any ground-disturbing activities within 50 feet of the find and immediately contact the qualified archaeologist. Work shall not resume until the potential resource can be evaluated by the qualified archaeologist and a formal report provided to the City. The qualified archaeologist shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the find has been evaluated,

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>determined whether the find is culturally sensitive, and an appropriate short-term and long-term treatment plan has been designed.</p> <p>MM CUL-2 - Prior to the issuance of any grading permits for the Project, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at any locations on the Project Site. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training materials and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning Department for their review and approval.</p>
<p>Impact 3.4-2: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>	<p>MM CUL-1 is applicable.</p>
<p>Geology and Soils</p>		
<p>Impact 3.6-1: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>	<p>MM-GEO-1 - The Project applicant shall prepare and submit a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for City of Beaumont Public Works review and approval. The report shall address and make recommendations on the following:</p> <ol style="list-style-type: none"> a) Potential presence of unknown faults and fault rupture to occur (including digging trenches perpendicular to known off-site fault strike directions); b) Requirements for volumes and areas of needed over-excavation of unsuitable soils; c) Requirements for mixing and re-compaction of soils to account for liquefaction and expansion potential; d) Benching of sidewalls during fill placement to reduce the inclination of the native fill contact to 3:1 (horizontal:vertical) or flatter.

Impact	Significance after Mitigation	Mitigation Measure(s)
		e) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) Once approved by the City of Beaumont Public Works, two copies of the final report shall be provided to the City of Beaumont Public Works for its use. It is the responsibility of the Project applicant to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.
Impact 3.6-2: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: ii. Strong seismic ground shaking?	Less than Significant Impact with Mitigation Incorporated	See MM-GEO-1 .
Impact 3.6-3: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: iii. Seismic-related ground failure, including liquefaction?	Less than Significant Impact with Mitigation Incorporated	MM GEO-2 - The final geotechnical engineering report shall identify the younger alluvial soils within the development areas and prepare a plan for removal/excavation as needed and to the satisfaction of the City of Beaumont Public Works Department prior to issuance of the first grading permit. The material may be remixed and compacted or exported and fully replaced to reduce the potential for excessive settlement of the proposed improvements based on the findings of the final geotechnical engineering report. All removals shall extend to a depth of firm, competent older alluvium deposits or weathered bedrock/formational soils. The younger alluvium soils should be removed in their entirety to expose suitable older alluvial soils or weathered bedrock/materials. The actual depth of removals shall be determined during grading by the geotechnical engineer to the satisfaction of the City of Beaumont Public Works Department.
Impact 3.6-4: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: iv. Landslides?	Less than Significant Impact with Mitigation Incorporated	MM GEO-3 - The final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer shall address the anticipated steep cut/fill contacts in the southwest-draining canyon. The report shall be verified by the City of Beaumont Public Works Department prior to issuance of any grading permit. As part of the report, measures that include benching of the sidewalls in areas with steep cut/fill contacts shall be used during fill placement. The horizontal extent of the benching shall be sufficient to reduce the inclination of the native fill contact to 3h:1v or flatter. This measure shall be used in all areas of the proposed building foundation

Impact	Significance after Mitigation	Mitigation Measure(s)
		influence zones. Depending on the outcome of the geotechnical report, benching may be required outside these areas.
Impact 3.6-5: Would the Project result in substantial soil erosion or the loss of topsoil?	Less than Significant Impact with Mitigation Incorporated	<p>MM GEO-4 - Remedial grading is warranted to remove the loose and potentially compressible and collapsible younger alluvium from the Project development area in its entirety. The younger alluvial soils shall be replaced as compact structural fill. With that, the on-site soils are geotechnically suitable for re-use as compacted fill during proposed grading, provided they are relatively free of organic matter, other deleterious material, or oversize rock fragments. Fill soils placed at depths greater than 20 feet below proposed pad grade within the building pad shall be compacted to at least 95 percent of the ASTM D-1557 maximum dry density.</p> <p>MM GEO-5 - Prior to issuance of a grading permit, a landscape architect shall create a plan for post-construction slope stabilization and long-term maintenance, and submit the plan to the City for review and approval. The natural slopes and any manufactured slopes created on-site shall be planted immediately after construction is completed, to achieve well-established and deep-rooted vegetation. The slopes should be planted and irrigated if recommended by the landscape architect, with shrubs that will develop root systems to depths of five feet or more, such as ground acacia. Intervening areas may be planted with the same plants, or lightweight surface plantings with shallower root systems. The selected plantings shall be lightweight and drought tolerant. Due to its high weight, the use of ice plant shall not be permitted.</p>
Impact 3.6-6: Would the Project 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than Significant Impact with Mitigation Incorporated	MM GEO-1, MM GEO-2, and MM GEO-3 are applicable.
Impact 3.6-7: Would the Project 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?	Less than Significant Impact with Mitigation Incorporated	MM GEO-6 - The final geotechnical engineering report shall identify the presence of expansive soils. Adequate moisture conditioning of the subgrade soils and fill soils would be necessary during grading, and special care must be taken to maintain the moisture content of these soils at two to four percent above the Modified Proctor Optimum. Based on the findings of the final geotechnical engineering report, a plan to account for expansive soils and need for removal/excavation, remixing, and watering shall be developed to the satisfaction of the City of Beaumont Public Works Department. The plan shall be completed prior to issuance of a grading permit, but

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>subject to adjustment if certain findings occur, such as the discovery of locations with expansive soils. As part of this process, the contractor shall frequently monitor moisture condition in on-site soils throughout the grading process, which shall be done to the satisfaction of the City of Beaumont Public Works Department throughout the construction process.</p> <p>MM GEO-7 - Due to the anticipated expansive potential of the soils at this site, provisions shall be made to the satisfaction of the City of Beaumont Public Works Department throughout the construction process. Provisions shall include measures that would limit the potential for surface water to penetrate the soils immediately adjacent to the structure. These provisions shall include directing surface runoff into rain gutters and area drains, reducing the extent of landscaped areas around the structure, and sloping the ground surface away from the buildings. Other provisions, as determined by the civil engineer, may also be appropriate.</p>
<p>Impact 3.6-9: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>	<p>MM GEO-8 - Paleontological Construction Monitoring and Compliance Program. The following measures would be implemented to reduce potential impacts to paleontological resources to less than significant:</p> <ul style="list-style-type: none"> a) Retain a Qualified Paleontologist. Prior to initial ground disturbance, the Project Applicant shall retain a Project paleontologist who meets the Society of Vertebrate Paleontology's definition of a Qualified Professional Paleontologist (Principal Investigator or Project Paleontologist)] b) Paleontological Mitigation and Monitoring Program. After Project design has been finalized to determine the precise extent and location of planned ground disturbances, and prior to construction activity, a qualified paleontologist would prepare a Paleontological Mitigation and Monitoring Program (PMMP) to be implemented during ground disturbance activity for the Project. The PMMP would outline the procedures for the construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications. The PMMP would be prepared in accordance with the standards set forth by current Society of Vertebrate Paleontology guidelines (http://vertpaleo.org/The-Society/Governance-

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		<p>Documents/SVP_Impact_Mitigation_Guidelines.aspx, 2010) and provided to the City.</p> <p>c) Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Project paleontologist or his/her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be presented at a preconstruction meeting that a qualified paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.</p> <p>d) Paleontological Monitoring. Ground disturbing construction activities (including grading, trenching, foundation work, and other excavations) in areas mapped as having high paleontological sensitivity should be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. Areas mapped as low to high paleontological sensitivity should be monitored when ground-disturbing activities exceed five feet in depth, because underlying sensitive sediments could be impacted. Areas considered to have an undetermined paleontological sensitivity should be inspected and further assessed if construction activities bring potentially sensitive geologic deposits to the surface. The PMMP shall be supervised by the Project paleontologist. Monitoring should be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring would be determined by the Project paleontologist. If the Project paleontologist determines that full-time monitoring is no longer warranted, he/she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Supervising Paleontologist. Ground disturbing activity that does not exceed five feet in depth would not require paleontological monitoring.</p>

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>e) Salvage of Fossils. If fossils are discovered, the Project paleontologist or paleontological monitor should recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist would have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.</p> <p>f) Preparation and Curation of Recovered Fossils. Once salvaged, the City would ensure that significant fossils would be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Western Science Center), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Project paleontologist. Field collection and preparation of fossil specimens would be performed by the Project paleontologist with further preparation as needed by an accredited museum repository institution at the time of curation.</p> <p>g) Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity (and curation of fossils, if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.</p>
Greenhouse Gas Emissions		
Impact 3.7-1: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable Impact	Refer to MMs AQ-1 through AQ-6 .
Impact 3.7-2: Would the Project conflict with an applicable plan, policy or regulation adopted for	Significant and Unavoidable Impact	Refer to MMs AQ-1 through AQ-6 .

Impact	Significance after Mitigation	Mitigation Measure(s)
the purpose of reducing the emissions of greenhouse gases?		
Transportation		
Impact 3.13-2: Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Significant and Unavoidable Impact	<p>MM TRAN-1 - Prior to final Project approval, the Project applicant and City shall develop a cooperative plan of implementation through a fair share contribution from the Project applicant (or other mechanism) to the City to enable the establishment or enhancement of programs within the City that would reduce VMT. The Project applicant and City shall work cooperatively, to develop effective transportation demand management (TDM) strategies that would be included in site plans and Project operations. The TDM strategies shall be employed as applicable by the Project applicant in conjunction with the City, to reduce the overall VMT resulting from Project implementation. The following strategies shall be considered, but other TDM measures, if feasible may be implemented:</p> <ul style="list-style-type: none"> • Improving pedestrian networks; • Implementing traffic calming infrastructure; • Provide bicycle parking and secure bike lockers; • Alternative work scheduling; • Public transit benefit; • Building low-street bicycle network improvements; • Encouraging alternative work schedules; • Telecommuting; and • Providing ride-share programs.
Tribal Cultural Resources		
Impact 3.14-1: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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	Less than Significant Impact with Mitigation Incorporated	<p>MM TCR-1 - If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Beaumont Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist, or, in the absence of either, contact a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the</p>

Impact	Significance after Mitigation	Mitigation Measure(s)
<p>value to a California Native American tribe, and that is:</p> <p>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)?</p> <p>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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		<p>significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius.</p> <p>The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.</p> <p>Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:</p> <ul style="list-style-type: none"> • Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City. • Response to Non-Tribal Discoveries: If at the time of discovery a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in § 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Beaumont.

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>The City of Beaumont will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in § 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.</p> <ul style="list-style-type: none"> • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the [tribe(s)] and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in § 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in § 21074 of the Public Resources Code (PRC). Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in § 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the PRC; or 3) that the treatment measures have been completed to its satisfaction. • Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Riverside County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California

Impact	Significance after Mitigation	Mitigation Measure(s)
		<p>Health and Safety Code, § 5097.98 of the California PRC, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 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. PRC § 5097.94 provides structure for mediation through the NAHC if necessary. If no agreement is reached, the City shall rebury the remains in a respectful manner where they will not be further disturbed (§ 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 reinterment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.</p>