

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 Introduction

California Public Resources Code (PRC) § 21003 (f) states: "...it is the policy of the state that...[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment." This policy is reflected in the State California Environmental Quality Act (CEQA) Guidelines (Guidelines) § 15126.2(a), which states that "[a]n Environmental Impact Report [EIR] shall identify and focus on the significant environmental impacts of the proposed project" and § 15143, which states that "[t]he EIR shall focus on the significant effects on the environment." State CEQA Guidelines § 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR.

7.2 Agriculture and Forestry Services

Agricultural Resources

According to available historical sources, the Project site has been utilized for agricultural purposes since 1964; developed with rural residential or farming related structures but is currently undeveloped and unoccupied. Most of the site is designated as Farmland of Local Importance, while the western portion of the site is designated as Grazing Land and Other Farmland. The site is not designated as either Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Additionally, the Project site is not subject to a Williamson Act Contract.

Forestry Resources

The Project site is in an area surrounded by existing and planned development to the north, south, east, and west. The Project site does not meet the definition of lands designated as forestland or timberland as defined by PRC §§ 12220(g), 4526, and 51104(g).

Impact 7.2-1 *Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Level of Significance: No Impact

According to the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP), the Project site is located on land mapped as "Farmland of Local Importance," "Grazing Land," and "Other Land."¹ Therefore, no impact to agricultural resources would occur.

¹ Department of Conservation's Farmland Mapping and Monitoring Program <https://maps.conervation.ca.gov/DLRP/CLIFF/>. Accessed August 5, 2021.

Impact 7.2-2 *Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Level of Significance: No Impact

The Project site is not enrolled under the Williamson Act and is currently zoned as Specific Plan that would allow for homes and open space. The proposed Summit Station Specific Plan would allow for commercial, e-commerce, and open space land uses. As neither the existing zoning, nor the proposed zoning include agriculture as an intended use, the Project would be no impact on the conversion of agriculturally zoned land to non-agricultural uses.²

Impact 7.2-3 *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

Impact 7.2-4 *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Level of Significance: No Impact

According to PRC §§ 12220(g), 4526, and 51104(g), the Project site does not contain forestland and does not meet the definition of lands designated as forestland or timberland. Therefore, no impact would occur to timberland.

Mitigation Measures

No mitigation is necessary.

Level of Significance

No impact.

Cumulative Impacts

The Project would have no impact on agricultural and forestry resources. Therefore, the proposed Project would not contribute to a cumulatively considerable impact in the conversion of farmland to non-farmland or forest land to non-forest use.

7.3 Mineral Resources

Impact 7.3-1 *Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Level of Significance: No Impact

² City of Beaumont. Beaumont General Plan 2040 Update Draft PEIR. (2021). Figure 5.2-2, Agricultural Zoning Designations, page 166. Retrieved from: <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720> Accessed August 5, 2021.

There are no known or identified mineral resources of regional or statewide importance in the City. According to the City's Agricultural Zoning Designations Mineral Resource Zones (MRZ) Map,³ the Project site is within MRZ-3 zone. MRZ-3 zone is where the significance of mineral deposits are undetermined. Approximately 11,00 acres within the City limits is and approximately 5,730 acres within the City's Sphere of Influence are within MRZ-3. Where no mineral resource information is available (e.g., MRZ-3), no impacts to "known mineral resources" would occur. Because there are no known mineral resources on the Project site or in the vicinity of the site, the Project would have no impact on the availability or recovery of mineral resources.

Impact 7.3-2 *Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Level of Significance: *No Impact*

As stated previously, the Project site does not contain any "locally important mineral resource recovery sites." Although the current Zoning Ordinance has a Mineral Resources Overlay Zone (§ 17.03.160), neither the City's 2006 General Plan, existing Zoning Map, or any specific plan within the City identifies a locally-important mineral resource recovery site. Therefore, because no conditions in the threshold are applicable, no impact would occur.

Mitigation Measures

No mitigation is necessary.

Level of Significance

No impact.

Cumulative Impacts

The Project would have no impact on mineral resources. Therefore, the proposed Project would not contribute to a cumulatively considerable impact in the availability of mineral resources.

7.4 Public Services

Impact 4.13-1 *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

- Schools?***

Level of Significance: *Less than Significant Impact*

³ City of Beaumont. Beaumont General Plan 2040 Update Draft PEIR. (2021). Figure 5.11-1, Mineral Resource Zones, page 477. Retrieved from: <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720>. Accessed on August 5, 2021.

School services for students in residential areas surrounding the Project site are provided by the Beaumont Unified School District (BUSD). However, because the Project involves e-commerce and commercial development, no students would be directly generated by the construction and operation of the Project. Development and use of the Project could result in indirect generation of students by encouraging new growth needed to house employees and their families. It is anticipated that most workers would come from surrounding areas or from currently planned residential development. As such, a limited number of new students would likely be generated by the Project.

Assembly Bill (AB) 2926 passed in 1986 and allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Senate Bill (SB) 50 and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program.

According to California Government Code (CGC) § 65995(3)(h), the payment of statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization...on the provision of adequate school facilities.” The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

The BUSD requires school mitigation impact fees of \$0.66 per square foot for commercial/industrial developments.⁴ The Project applicant would be required to pay the District’s current developer impact fees for commercial/industrial use in effect at the time of submitting the building permit application. The BUSD uses these fees to pay for facility expansion and upgrades needed to serve new students. While the Project would not generate any new students and increase demand for school services such that new facilities would be required, payment of fees in compliance with CGC § 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant in this regard.

Mitigation Measures

No mitigation is necessary.

Level of Significance

Less than significant impact.

- **Parks?**

Level of Significance: Less than Significant Impact

Refer to **Section 4.14, Recreation**, for discussion of Project impacts on parks and recreation.

Mitigation Measures

No mitigation is necessary.

⁴ Beaumont Unified School District. ND. Developer Fees. https://www.beaumontusd.us/apps/pages/Developer_Fees (accessed August 2021).

Level of Significance

Less than significant impact.

- ***Other Public Facilities?***

Level of Significance: Less than Significant Impact

The construction and operation of the Project would not result in a substantial increase in demand for these services such that a significant deterioration of the existing facilities would occur, or such that new facilities would be required because the Project does not propose housing and would not introduce new residents.

The Beaumont Library District would continue to be responsible for providing services to the general area of the City which includes the Project site. As previously noted, the e-commerce and commercial uses planned for the Project are not sources of demands for library services as they would not directly increase population growth. In addition, the Project would pay the Public Services impact fees of \$38.36 per square foot according to the City's Fee Schedule, a portion of which could be used to pay for future library or other public facilities. Therefore, the Project would not affect the District's ability to provide library services with no net effect on the City's budget. Impacts would be less than significant in this regard and no mitigation is required.

Mitigation Measures

No mitigation is necessary.

Level of Significance

Less than significant impact.

Cumulative Impacts

The Project would have a less than significant impact on schools, parks, and libraries. Therefore, the proposed Project would not contribute to a cumulatively considerable impact in the alteration of government facilities.

7.5 References

Beaumont Unified School District. ND. *Developer Fees*.

https://www.beaumontusd.us/apps/pages/Developer_Fees.

City of Beaumont. (2021). *Beaumont General Plan 2040 Update Draft PEIR*.

<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720>

City of Beaumont. (2020). *Beaumont General Plan 2040 Update*.

https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU_Final-rev-22521.

Department of Conservation's (DOC). *Farmland Mapping and Monitoring Program*.

<https://maps.conervation.ca.gov/DLRP/CIFF/>.

This page intentionally left blank.