

4.9 HYDROLOGY AND WATER QUALITY

4.9.1 Introduction

The purpose of this section is to describe the hydrologic resources available to the proposed Project while assessing the potential impact the Project could have on those resources. The pre-development conditions of the water and drainage systems surrounding the proposed Project area were used as a baseline with which to compare potential impacts associated with the Project and will inform the degree of impact that the proposed Project could have on those existing hydrologic systems. Federal, State, regional, and local regulations will provide further context regarding the area's hydrologic resources. Impacts in this section are assessed regarding their effects on water quality, groundwater availability, and other hydrological conditions of the area. The analysis also considers the proposed Project's potential effects in flood, tsunami, and seiche zones.

Information used in the preparation of this section includes the following:

- *Results for Infiltration Testing* (Southern California Geotechnical, 2021);
- *Beaumont Summit Station TPM 38223 Preliminary Drainage Study* (Webb, 2021);
- *Project Specific Water Quality Management Plan Beaumont Summit Station- Building 1* (Webb, 2021);
- *Project Specific Water Quality Management Plan Beaumont Summit Station- Building 2* (Webb, 2021); and
- *Project Specific Water Quality Management Plan Beaumont Summit Station- Building 3* (Webb, 2021).

The reports are summarized in this section and included in their entirety in **Appendix H**. In addition, a Water Supply Assessment (WSA) was prepared for the Project in November 2021, by Albert A. Webb and Associates included as **Appendix I**.

4.9.2 Environmental Setting

Existing Conditions

Hydrology

The United States is divided into successively smaller hydrological areas, or units, which are then nested within each other. These regions are labeled from largest to smallest as regions (HUC 2), subregions (HUC 4), basins (HUC 6), subbasins (HUC 8), watersheds (HUC 10), and subwatersheds (HUC 12).¹ Hydrological unit boundaries of each designation are delineated based on surface features of their geographic locations. The proposed Project would be located within the Santa Ana River watershed. The

¹ United States Geological Survey. (2013). Federal Standards and Procedures for the National Watershed Boundary Dataset (WBD). Pages 14 and 19. Reston, Virginia: United States Geological Survey.

Project site is in the sub-watershed of San Timoteo Canyon-San Timoteo Wash.² Each watershed is classified with a Hydrologic Unit Code (HUC) of HUC 8, HUC 10, and HUC 12, respectively.

The Santa Ana subbasin is the largest watershed in Southern California. The subbasin is home to over six million people and covers an approximately 2,700-square mile area of Orange, Riverside, San Bernardino, and Los Angeles counties. The Santa Ana watershed drains into the Santa Ana River, allowing the river to flow 100 miles from the crest of San Bernardino Mountains to the Pacific Ocean, near Huntington Beach.³

Precipitation frequency data for the Project area was retrieved from the National Oceanic and Atmospheric Administration's Atlas 14 (Beaumont, California area). The National Weather Service data indicated that in 2020, the Project area experienced lower than normal precipitation of 10 to 15 inches.⁴

The Project site varies in elevation from 2554 to 2419 (NAVD88 datum). The general drainage pattern for the site is characterized by sheet flow to the southwest. There is an existing steep slope along the southwestern boundary of the Project site which conveys runoff from the site into a vegetated streambed that runs northwest. A portion of the eastern and southern areas of the Project site drain south, where the streambed parallels Brookside Avenue. Most of the Project site drains southwest into the same streambed, further downstream. The streambed eventually enters an existing concrete ditch along Calimesa Boulevard to the northwest of the Project site.

Groundwater

Per the Geotechnical Investigation conducted for the proposed Project, groundwater was not encountered during explorations drilled to a maximum depth of 50 feet below ground level at the time of the study. The report further indicates that groundwater is deeper than 400 feet below ground surface, referencing published data by the California Department of Water Resources.⁵

Flood Hazard

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows the Project site being covered by one map panel, 06065C0785G (effective 8/28/2008). No part of the Project site is within a FEMA-mapped special flood hazard area. The entirety of the Project site is classified as Zone X, an area noted as having a minimal flood hazard. In addition, there are no dams, reservoirs, or large water bodies near the Project site.

Water Quality

The amount of pollutants in the surface runoff is determined by the quantity of a material in the environment and its characteristics. In an urban environment, the quantity of certain pollutants in the stormwater systems is generally associated with the intensity of the land use. The San Timoteo Creek

² Caltrans (2021). Water Quality Planning Tool. Retrieved from: <http://svctenvims.dot.ca.gov/wqpt/wqpt.aspx>.

³ United States Geological Survey. (2016). California Water Science Center – Santa Ana Basin, National Water Quality Assessment Program: Study Unit Description. Retrieved from: https://ca.water.usgs.gov/projects/sana_nawqa/env_set.html

⁴ National Weather Service. (2020). Advanced Hydrologic Prediction Service. Retrieved from: [AHPS Precipitation Analysis \(weather.gov\)1&time_frame=year2date&time_type=year&units=eng&zoom=14&domain=current](https://www.weather.gov/1&time_frame=year2date&time_type=year&units=eng&zoom=14&domain=current)

⁵ Southern California Geotechnical. (2021). *Geotechnical Investigation Proposed E-Commerce Development Cherry Valley Avenue, West of Fabian lane, Beaumont, California.*

Reach 3 (Yucaipa Creek to Headwaters) is listed on the 303(d) list for impaired waterbodies for indicator bacteria.⁶

4.9.3 Regulatory Setting

Federal

Federal Clean Water Act

The proposed Project would be subject to federal permit requirements under the Federal Clean Water Act (CWA). The primary goals of the CWA are to maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. The CWA forms the basic national framework for the management of water quality and the control of pollution discharges; it provides the legal framework for several water quality regulations, including the National Pollutant Discharge Elimination System (NPDES), effluent limitations, water quality standards, pretreatment standards, antidegradation policy, nonpoint-source discharge programs, and wetlands protection. The United States Environmental Protection Agency (EPA) has delegated the administrative responsibility for portions of the CWA to State and regional agencies. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality.

Under the NPDES permit program, the EPA establishes regulations for discharging stormwater by municipal and industrial facilities and construction activities. Section 402 of the CWA prohibits the discharge of pollutants to "Waters of the United States" from any point source unless the discharge is in compliance with an NPDES Permit.

The Anti-degradation Policy under EPA's Water Quality Standards Regulations (48 F.R. 51400, 40 Code of Federal Regulations [CFR] 131.12, November 8, 1983), requires states and tribes to establish a three-tiered anti-degradation program to prevent a decrease in water quality standards.

- Tier 1—Maintains and protects existing uses and water quality conditions that support such uses. Tier 1 is applicable to all surface waters.
- Tier 2—Maintains and protects "high quality" waters where existing conditions are better than necessary to support "fishable/swimmable" waters. Water quality can be lowered in such waters but not to the point at which it would interfere with existing or designed uses.
- Tier 3—Maintains and protects water quality in outstanding national resource waters (ONRWs). Water quality cannot be lowered in such waters except for certain temporary changes.

Anti-degradation was explicitly incorporated into the federal CWA through 1987 amendments, codified in § 303(d)(4)(B), requiring satisfaction of anti-degradation requirements before making certain changes in NPDES permits.

⁶ Caltrans (2021). Water Quality Planning Tool. Retrieved from: <http://svctenvims.dot.ca.gov/wqpt/wqpt.aspx>.

Section 303(d) of the CWA requires the SWRCB to list impaired water bodies that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. The law requires that these jurisdictions establish priority rankings for waters on the lists and develop Total Maximum Daily Loads (TMDL) for these waters.

Section 404 of the CWA is administered and enforced by the U.S. Army Corps of Engineers (USACE). Section 404 establishes a program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands and coastal areas below the mean high tide. USACE administers the day-to-day program, and reviews and considers individual permit decisions and jurisdictional determinations. USACE also develops policy and guidance and enforces Section 404 provisions.

State

California Porter-Cologne Water Quality Control Act (Porter-Cologne Act)

The Porter-Cologne Act (California Water Code § 13000 et seq) is the principal law governing water quality regulation in California. It established a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and groundwater and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act the policy of the State is as follows:

- That the quality of all the waters of the State shall be protected,
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason, and
- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation.

The Porter-Cologne Act established nine RWQCB's (based on hydrogeologic barriers) and the SWRCB, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Board decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrology regions. The State Water Board and Regional Water Boards have numerous nonpoint source pollution (NPS)-related responsibilities, including monitoring and assessment, planning, financial assistance, and management.

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of NPDES permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The SWRCB and the RWQCBs can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, clean-up and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions.

The Porter-Cologne Act also implements many provisions of the CWA, such as the NPDES permitting program. Section 401 of the CWA gives the State Water Board the authority to review any proposed federally permitted or federally licensed activity that may impact water quality and to certify, condition, or deny the activity if it does not comply with State water quality standards. If the State Water Board imposes a condition on its certification, those conditions must be included in the federal permit or license. Except for dredge and fill activities, injection wells, and solid waste disposal sites, waste discharge requirements may not “specify the design, location, type of construction, or particular manner in which compliance may be had...” (Porter Cologne Act § 13360). Thus, waste discharge requirements ordinarily specify the allowable discharge concentration or load or the resulting condition of the receiving water, rather than the manner by which those results are to be achieved. However, the Regional Water Boards may impose discharge prohibitions and other limitations on the volume, characteristics, area, or timing of discharges and can set discharge limits such that the only practical way to comply is to use management practices. Regional Water Boards can also waive waste discharge requirements for a specific discharge or category of discharges on the condition that management measures identified in a water quality management plan approved by the State Water Board or Regional Water Boards are followed.

The Porter-Cologne Act also requires adoption of water quality control plans that contain the guiding policies of water pollution management in California. A number of statewide water quality control plans have been adopted by the State Water Board. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and are updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. Statewide and regional water quality control plans include enforceable prohibitions against certain types of discharges, including those that may pertain to nonpoint sources. Portions of water quality control plans, the water quality objectives and beneficial use designations, are subject to review by EPA. When approved they become water quality standards under the CWA.

State Water Resources Control Board

National Pollution Discharge Elimination System

The SWRCB administers water rights, water pollution control, and water quality functions throughout the State, while the RWQCBs conduct planning, permitting, and enforcement activities. The City of Beaumont and Project area is within the jurisdiction of the Santa Ana RWQCB.

The NPDES permit is divided into two phases: Phase I and Phase II. Phase I requires medium and large cities, or certain counties with populations of 100,000 or more to obtain NPDES permit coverage for their stormwater discharges. Phase II requires regulated small Municipal Separate Storm Sewer Systems (MS4s) in urbanized areas, as well as small MS4s outside the urbanized areas that are designated by the permitting authority, to obtain NPDES permit coverage for their stormwater discharges. Concerning the proposed Project, the NPDES permit is divided into two parts: construction and post-construction. The construction permitting is administered by the SWRCB, while the post-construction permitting is administered by the RWQCB. Development projects typically result in the disturbance of soil that requires compliance with the NPDES General Permit, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities (Order No. 2012-0006-DWQ, NPDES Number CAS000002)

(General Construction Permit). This Statewide General Construction Permit regulates discharges from construction sites that disturb one or more acres of soil.

The SWRCB has issued and periodically renews a statewide General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (GCASP) and a statewide General Industrial Activities Stormwater Permit (GIASP) for projects that do not require an individual permit for these activities. The GCASP was adopted in 2009 and further revised in 2012 (Order No. 2012-0006-DWQ). The most recent GIASP (Order No. 2014-0057-DWQ) was adopted in April 2014 and requires dischargers to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) to reduce or prevent industrial pollutants in stormwater discharges, eliminate unauthorized non-storm discharges, and conduct visual and analytical stormwater discharge monitoring to verify the effectiveness of the SWPPP and submit an annual report.

By law, all stormwater discharges associated with construction activity where clearing, grading, and excavation results in soil disturbance of at least one acre of total land area must comply with the provisions of this NPDES Permit and develop and implement an effective SWPPP. The SWPPP is required to contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project site. The SWPPP is required to list Best Management Practices (BMPs) the discharger will use to protect stormwater runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Construction General Permit Section A describes the elements that must be contained in an SWPPP. A Project Applicant must submit a Notice of Intent (NOI) to the SWRCB to be covered by the NPDES General Permit and prepare the SWPPP before beginning construction. SWPPP implementation starts with the commencement of construction and continues through project completion. Upon project completion, the Applicant must submit a Notice of Termination (NOT) to the SWRCB to indicate that construction is completed.

For industrial uses, the NPDES program requires certain industrial land uses to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program unless an exemption has been granted. This began on April 1, 2014 when the California State Water Resources Control Board adopted an updated new NPDES permit for storm water discharge associated with industrial activities (referred to as the “Industrial General Permit”). The new Industrial General Permit, which is more stringent than the former Industrial General Permit, became effective on July 1, 2015. Under this currently effective NPDES Industrial General Permit, industrial uses including but not limited to manufacturing, transportation facilities, and other uses with typically heavy industrial uses would require permitting. These facilities are subject to stormwater effluent limitations. While warehousing uses are not specifically included if a covered use is implemented, the proposed Project could require NPDES coverage under this order (2014-0057-DWQ).

Municipal Stormwater Permitting Program

The Municipal Stormwater Permitting Program regulates stormwater discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a Stormwater Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in CWA § 402(p). The management programs specify what BMPs will be used to address certain program areas. The program areas include public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations.

For construction activities that would result in the disturbance of one acre or more, permittees must develop, implement, and enforce a program to reduce pollutant runoff in stormwater. This includes: (1) a program to prevent illicit stormwater discharges; (2) structural and non-structural BMPs to reduce pollutants in runoff from construction sites; and (3) preventing discharges from causing or contributing to violations of water quality standards. Permittees are required to review construction site plans to determine potential water quality impacts and ensure proposed controls are adequate. These include preparation and submission of an Erosion and Sediment Control Plan (ESCP) with elements of an SWPPP, prior to issuance of building or grading permits. The 2012 MS4 permit requires that the ESCP be developed by a Qualified SWPPP Developer. Permittees are required to develop a list of BMPs for a range of construction activities.

Regional

Riverside County

The proposed Project is within the larger Santa Ana Watershed which encompasses much of northern Riverside County and drains to the Santa Ana River. On January 29, 2010, the Santa Ana RWQCB issued a fourth-term area wide NPDES MS4 Permit to the Riverside County Flood Control and Water Conservation District (RCFCWCD) the County of Riverside and the cities of Beaumont, Calimesa, Canyon Lake, Corona, Hemet, Lake Elsinore, Moreno Valley, Menifee, Norco, Perris, Riverside, San Jacinto and Wildomar (Permittees). Watersheds are based on geography and do not follow jurisdictional boundaries and as a result these agencies are working together to improve water quality through implementation of water quality protection measures.

Accordingly, these efforts led to development of a Water Quality Management Plan (County WQMP) that was approved in October of 2012. The County WQMP was intended to be a guidance document to assist RCFCWCD which is considered the Principal Permittee, and co-permittees including the City of Beaumont to design water quality protection projects and measures in compliance with Santa Ana RWQCB for Priority Development Projects. These requirements are specified in the NPDES MS4 permit, discussed above and issued to the RCFCWCD, and other Cities within the Santa Ana River watershed in the 2010 MS4 Permit.

The Santa Ana MS4 Permit is for the portion of the Santa Ana River watershed located within Riverside County (Order No. R8-2010-0033, NPDES Permit No. CAS618033). The Permittees' stormwater programs

are designed to ensure compliance with this permit. In addition, the County WQMP is intended to protect, preserve, enhance, and restore water quality of receiving water bodies, which would be accomplished through an adaptive planning and management process. The process identifies high priority water quality conditions within the watershed and implements strategies to address them. The County WQMP also includes typical measures and design and design recommendation that are required for all projects. Accordingly, the co-permittees, including the City of Beaumont work cooperatively to implement the requirements of the permitting process.

Local

Beaumont Municipal Code

The following chapters of the Beaumont Municipal Code (MC) address hydrology and water quality topics:

Title 8 – Health and Safety, Chapter 8.32 – Nuisances

This chapter sets the standards of defined public nuisances, including but not limited to, improper grading or excavation that causes erosion, subsidence or surface water runoff problems of such magnitude as to be injurious or potentially injurious to public health, safety, and welfare or to adjacent premises. (Beaumont MC, § 8.32.185.)

Title 13 – Public Services; Chapter 13.24 – Stormwater/Urban Runoff Management and Discharge Controls

The purpose of this chapter is to protect the health, safety and welfare of the public by:

1. Reducing pollutants in stormwater discharges to the maximum extent practicable;
2. Regulating illicit connections and discharges to the storm drain system; and
3. Regulating non-stormwater discharges to the storm drain system.

The intent of Chapter 13.24 is to protect and enhance the water quality of watercourses, water bodies, groundwater and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act, the State Porter-Cologne Water Quality Control Act and the conditions of an NPDES permit applicable to the City. (Beaumont MC, § 13.24.010.)

Title 15– Buildings and Construction; Chapter 15.24 – Floodplain Management

The purpose of Chapter 15.24 to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas of the City by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land. According to Beaumont MC § 15.24.030, regulations in this chapter of the municipal code are designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;

- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;
- F. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard area; and
- H. Ensure that those who occupy special flood hazard areas assume responsibility for their actions.

Beaumont MC § 15.24.040 indicates the following types of regulations are included in Chapter 15.24 to accomplish the purposes set forth in Beaumont MC 15.24.030, These regulations:

- A. Restrict or prohibit land uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that land uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

Title 16 – Subdivisions; Chapter 16.44 – Flood Control and Tract Drainage

This chapter sets flood event design standards, and the flood control facility design calculations (hydrologic and hydraulic) that are required from applicants of Schedules A, B, C, D, and E land divisions as defined in Beaumont MC §§ 16.40.050 through 16.40.090. According to Beaumont MC § 16.44.010, the required facilities are established as follows:

- A. The minimum design for facilities which control drainage water generated within a land division or floodwater flowing into or crossing a land division shall be based on a storm having a frequency of once in 100 years. Hydrologic and hydraulic calculations for the design of drainage facilities which control drainage water generated within a land division shall be submitted for approval to the City Engineer. Hydrologic and hydraulic calculations for the design of flood-control facilities to control floodwater flowing into or crossing a land division shall be submitted for approval to the flood-control agency having jurisdiction and to the City Engineer.
- B. The use of streets for flood-control and drainage purposes may be prohibited by the City Engineer if the use thereof is not in the interest of the public health, safety and welfare.

- C. When the City Engineer permits the use of streets for flood-control and drainage purposes, the ten-year frequency design discharge shall be contained between the tops of curbs, and the 100-year frequency design discharge shall be contained within the street right-of-way. If either of these conditions is exceeded, additional flood control facilities shall be provided.

Application for Environmental Review and Processing

As part of the entitlement process, applicants are required to complete and submit an Application for Environmental Review and Processing, which is used by the City Planning Department to determine what, if any, technical studies may be required as part of the entitlement process. According to the Application for Environmental Review and Processing, a hydrology/water quality report is required for an implementing development project if: the project may require drilling for new utilities, construction activities that require deep excavation, or project is above water table, or may require excavation that will reach water table.

City of Beaumont 2040 General Plan

The Beaumont 2040 Plan goals, policies, and implementation actions that reduce potential impacts to hydrology and water quality include:

Land Use and Design Element

Goal 3.10: A City designed to improve the quality of the built and natural environments to reduce disparate health and environmental impacts.

Policy 3.10.7 Support practices that promote low impact development, including water resilient communities, prevention of urban runoff, and mitigation of industrial pollution.

Goal 3.11: A City that maintains and enhances open space used for resource preservation and/or recreation.

Policy 3.11.5 Preserve watercourses and washes necessary for regional flood control, ground water recharge areas and drainage for open space and recreational purposes. These include San Timoteo Creek, Little San Gorgonio Creek and Noble Creek, among others.

Goal 3.12: A City that minimizes the extent of urban development in the hillsides, and mitigates any significant adverse consequences associated with urbanization.

Policy 3.12.2 Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, and other critical environmental areas.

Policy 3.12.3 Control the grading of land, pursuant to the City's Municipal Code, to minimize the potential for erosion, landslides, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.

Implementation LUCD7 Development Fact Sheets. Create and promote a series of one-page fact sheets about permitting, zoning, building, and development requirements and questions.

Implementation LUCD13 Coordination of Development Plans and Infrastructure Funding. Phase development based on availability of infrastructure and only allow

annexation to occur only when the full range of urban services is available or funded.

Implementation LUCD23 Joint Use. Create a joint use agreement with the Flood Control District and other utility companies to allow residents greater park and recreational access.

Health, Equity, and Environmental Justice Element

Goal 6.7: **A City that safely and systemically addresses toxics, legacy pollutants, and hazardous materials.**

Policy 6.7.1 Prohibit new non-residential uses that are known to release or emit toxic waste at levels that are harmful to human health while continuing to allow R&D uses, medical uses, and other necessary services such as dry cleaners.

Policy 6.7.7 Work with the Beaumont Cherry Valley Water District to develop and distribute an informational brochure regarding best practices to reduce or eliminate surface and groundwater contamination.

Community Facilities and Infrastructure Element

Goal 7.2: **A clean and sustainable water supply that supports existing community needs and long-term growth.**

Policy 7.2.5 Provide the Beaumont 2040 land use plan to the Beaumont Cherry Valley Water District (BCVWD) incorporation into their next UWMP and PWMP.

Policy 7.2.6 Require developers to present a plan to provide adequate water infrastructure and supply levels before approving new development.

Policy 7.2.7 Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements.

Goal 7.4: **Incorporate sustainable and improved stormwater management practices.**

Policy 7.4.1 Incorporate low-impact development (LID) techniques to improve stormwater quality and reduce run-off quantity.

Policy 7.4.2 Explore opportunities for “green streets” that use natural processes to manage stormwater runoff, when feasible.

Policy 7.4.3 Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical and provide adequate stormwater infrastructure for flood control.

Policy 7.4.4 Use agency websites, public service announcements, and other means to inform the public about water quality issues, methods to prevent contaminants from entering the storm drain system, public stormwater pollution, and a system for reporting non-stormwater discharges to waterways. Some of these materials can be sourced from the Riverside County Flood Control and Water Conservation District.

- Goal 7.5:** Manage and effectively treat storm water to minimize risk to downstream resources.
- Policy 7.5.1** Ensure compliance with the National Pollution Discharge Elimination System (NPDES) MS4 permit requirements.
- Policy 7.5.2** Continue to work with co-permittees of the NPDES permit to promote public awareness of water quality issues.
- Policy 7.5.3** Minimize pollutant discharges into storm drainage systems, natural drainages, and groundwater. Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water quality by capturing and/or treating water before it enters a watercourse.
- Policy 7.5.4** Require new development to fund fair-share costs associated with the provision of stormwater drainage systems, including master drainage facilities.
- Policy 7.5.5** Require hydrologic/hydraulic studies and WQMPs to ensure that new developments and redevelopment projects will not cause adverse hydrologic or biologic impacts to downstream receiving waters, including groundwater.
- Policy 7.5.6** Participate, when appropriate, in regional task force efforts in partnership with the Santa Ana Regional Water Quality Control Board, including but not limited to, the development and ongoing implementation of Total Maximum Daily Loads (TMDLs) and water quality sampling programs.
- Policy 7.5.7** Pursue grant funding and partnership opportunities for stormwater capture and/or restoration projects.
- Policy 7.5.8** Continue to routinely monitor and evaluate the effectiveness of the storm drain collection and conveyance system and adjust as needed. This may include retrofitting for enhanced infiltration.
- Policy 7.5.9** Continue to monitor influent rates at the wastewater treatment plant as new development projects are proposed, and coordinate treatment capacity expansion as needed.
- Policy 7.5.10** Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.
- Implementation CFI1** Underground Infrastructure Mapping. Work collaboratively with regional utility agencies to adopt smart city technology to map underground infrastructure.
- Implementation CFI2** Zoning and Implementation Ordinances. Update zoning and building codes to enable innovative sustainability measures such as:
- Greywater capture and reuse systems.
 - On-site bioretention-based stormwater facilities.

- Coordinated below grade installation/repair between various providers and agencies.
- Wind generation on residential and commercial buildings.
- Electric vehicle infrastructure requirements.
- Green building performance standards.

Implementation CF13 Adequate Water Supply for New Development: Require a Water Supply Assessment for new developments to ensure adequate water supply.

Implementation CF14 Water System Plans and Rate Study. Participate in the revision the Urban Water Management Plan and Potable Water System Master Plan based on current requirements and policy.

Implementation CF15 Funding. Work with the Riverside County Flood Control and Water Conservation District (RCFC) to identify and pursue funding to support efforts that protect the Santa Ana watershed.

Implementation CF16 Water Education. Develop a water conservation and stewardship strategy with local partners and water providers to reduce water consumption, raise awareness of stormwater pollution, and encourage conservation behaviors.

Implementation CF17 Educational materials. Produce a City resource guide for commercial and residential water recycling techniques, including conservation strategies, landscaping, rainwater capture, greywater systems, and use of cisterns.

Implementation CF18 Low Impact Development. Develop standards to:

- determine where Low Impact Development (LID) techniques are appropriate and can incorporate best management practices.
- identify and eliminate barriers to incorporate watershed protection principles.

Implementation CF19 Area Drainage Plan. Develop an Area Drainage Plan (ADP) with the Riverside County Flood Control and Water Conservation District to accompany the Beaumont Master Drainage Plan.

Implementation CF20 Green Streets. Implement best practices for Green Streets on transportation corridors associated with new and existing redevelopment projects.

Implementation CF21 Local implementation Plan. Prepare a Local Implementation Plan (LIP) that documents the internal procedures for implementation of the various program elements described in the Drainage Area Management Plan and Regional Water Quality Control Board - Santa Ana Region Order No. R8-2010-0033 ("MS4 Permit").

Implementation CF22 Site Inspections. Conduct periodic inspections of commercial and industrial facilities for non-stormwater and/or pollutants discharges to the storm drain system.

Implementation CF123 Construction Site Inspections. Conduct construction site inspections in order to check for inadequate erosion and sediment control measures and/or non-stormwater discharges.

Implementation CF124 Sewer and Stormwater User Fees. Work with local and regional agencies to update existing user fees for sewer and stormwater, fund needed system upgrades, and to the extent feasible, allow for wastewater recycling and stormwater capture

Safety Element

Goal 9.8: **A City with reduced potential flood hazards.**

Policy 9.8.1 In coordination with the Public Works Department, annually review the City's Land Use and Flood Hazard Maps to ensure that they accurately reflect areas recognized by FEMA as being subject to flooding.

Policy 9.8.2 Restrict development in Flood Hazard Areas.

Policy 9.8.3 Work closely with Federal and regional partners to perform timely reviews of potential flood hazards and identify mitigation strategies.

Policy 9.8.4 Require all new developments to mitigate potential flooding that may result from development, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.

Policy 9.8.5 Limit future development of critical facilities including, but not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities within the boundaries of the 100-year flood plain.

Policy 9.8.6 Encourage critical facilities to implement feasible design mitigation measures that ensure the building will not flood during a 100-year flood event to greatest extent practical.

Policy 9.8.7 Support regional efforts to control and mitigate existing potential flood related problems.

Policy 9.8.8 Evaluate the feasibility of expanded joint-use of open space lands and utility easements for flood control.

Policy 9.8.9 Encourage property owners and residents to purchase flood insurance for areas outside of the FEMA-mapped 100-year flood zones, especially in areas that have experienced flooding in the past.

Implementation S22 Flood Control Maps. Regularly update City's maps to reflect latest FEMA designations.

Implementation S23 Update Municipal Code. Update municipal code to require:

- on-site stormwater runoff retention.

- limit stormwater runoff impacts on adjacent properties.

Implementation S28 Water Conservation. Review Chapter 17.06 of the Municipal Code to consider adding additional water conservation measures

4.9.4 Impact Thresholds and Significance Criteria

State CEQA Guidelines Appendix G contains the Environmental Checklist Form, which includes questions concerning hydrology and water quality. The questions presented in the Environmental Checklist Form have been used as significance criteria in this section. Accordingly, the Project would have a significant effect on the environment if it would:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - Result in substantial erosion or siltation on- or off-site;
 - Substantially increase the rate or amount of surface in a manner which would result in flooding on- or off-site;
 - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
 - Impede or redirect flood flows.
- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

4.9.5 Impacts and Mitigation Measures

Impact 4.9-1: *Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Level of Significance: *Less than Significant Impact*

Construction

Construction activities associated with the development of the proposed Project would be typical of those used in comparable warehouse and commercial developments. Grading and earthmoving activities conducted during the proposed Project's construction period may require the use of water for dust mitigation. Water from dust control and other liquids such as fuels, lubricants, and liquid wastes can create runoff that would temporarily affect water quality.

Construction activities for the lots, infrastructure, and the storm drain system would require a NPDES Construction General Permit, obtained from the CalEPA, SWRCB.⁷ Prior to the issuance of a Construction General Permit, an approved SWPPP would need to be prepared for the Project. The SWPPP would identify site-specific construction BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater runoff from the Project site. BMPs are designed to control and prevent discharges of pollutants that can adversely impact the downstream surface water quality. Construction BMPs would include, but not be limited to, the following:

- Minimization of disturbed areas to the portion of the project site necessary for construction;
- Stabilization of exposed or stockpiled soils and cleared or graded slopes;
- Establishment of permanent re-vegetation or landscaping as early as is feasible;
- Removal of sediment from surface runoff before it leaves the project site by silt fences or other similar devices around the site perimeter;
- Diversion of upstream runoff around disturbed areas of the project site;
- Protection of all storm drain inlets on-site or downstream of the project site to eliminate entry of sediment;
- Prevention of tracking soils and debris off-site through use of a gravel strip or wash facilities, which will be located at all construction exits from the project site;
- Proper storage, use, and disposal of construction materials, such as solvents, wood, and gypsum; and
- Continual inspection and maintenance of all BMPs through the duration of construction by the City.

Operations

The City of Beaumont requires the preparation and implementation of a Project-Specific Water Quality Management Plan (WQMP). The WQMP must be approved by the City Engineer prior to the issuance of any grading or building permit.⁸ Separate Preliminary WQMPs were prepared for the Project's Buildings 1, 2 and 3 and included as **Appendix H**. The WQMPs address post-construction water quality. This Project proposes to treat on-site runoff using a series of treatment control measures including biofiltration and infiltration basins. Where feasible stormwater will be captured within underground detention basins. While the underground detention basins have limited infiltration ability, the captured stormwater will be pumped to irrigate natural vegetation and infiltrate into native soils. On-site flows would be directed towards the proposed underground corrugated metal pipe (CMP) detention system for increased runoff mitigation for Buildings 1 and 3. On-site flows for Building 2 will be directed to a detention basin that provide both infiltration and mitigation for increased runoff. Flows would ultimately discharge to the existing natural streambed to the west of the Project site. The Project would also include self-treating

⁷ California Water Boards – State Water Resources Control Board. (2019). Construction Stormwater Program. Retrieved from: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

⁸ Riverside County, California MC § 13.12 – Stormwater Drainage system Protection Regulations

landscape areas throughout the Project site. Routine inspection and maintenance of the biofiltration and infiltration basins and underground detention system are requirements of the City.

As identified in Standard Condition (SC) HYD-1, preparation, implementation, and participation with the Construction General Permit, including preparation of a SWPPP containing site-specific BMPs, would reduce Project construction effects on water quality to acceptable levels. Compliance with SC HYD-2 would require the Project provide a Final WQMP specifically identifying BMPs that would be incorporated into the Project to control stormwater and non-stormwater pollutants during and after construction. Compliance with SC HYD-3 would require preparation of an Erosion Control Plan that identifies specific measures to control on-site and off-site erosion. Therefore, SC HYD-1 through SC HYD-3 are proposed to preclude the violation of water quality standards during and after construction. Thus, impacts would be less than significant.

Standard Conditions and Requirements

SC HYD-1 The Applicant or his/her designees shall obtain a General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). The Applicant or his/her designees shall provide a copy of this permit to the City Public Works Department prior to the issuance of the first grading permit.

SC HYD-2 Prior to issuance of the first grading permit, the Applicant shall submit to the City Engineer for approval, a Final water quality management plan (WQMP) specifically identifying BMPs that will be incorporated into the Project to control stormwater and non-stormwater pollutants during and after construction. The Final WQMP shall specify best management practices specific to the Project site, which shall be integrated into the stormwater conveyance plan. The plan shall identify specific strategies, including the following.

- Site design features, including maximizing open space, preservation of natural drainages, and minimization of impervious surfaces.
- Source control features, including leveraging public outreach and education, use of appropriate landscaping, and covering trash storage areas.
- Treatment controls, including the use of underground chambers.

SC HYD-3 Prior to issuance of the first grading permit, an Erosion Control Plan (ECP) shall be prepared, and included with the Project's grading plan. The ECP shall identify specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. The ECP shall include the following measures at a minimum:

- a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California; and
- b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this Project will

be corrected through a remediation or restoration program within a specified time frame.

Mitigation Measures

No mitigation is required.

Level of Significance

Less than significant impact.

Impact 4.9-2: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Level of Significance: Less than Significant Impact

Construction and Operations

The Project site is within the service area of the City of the BCVWD. BCVWD’s potable water system is supplied by wells in Little San Gorgonio Creek (Edgar Canyon) and the Beaumont Basin. Although the proposed Project would result in additional impervious surfaces on-site, the proposed Project would treat on-site runoff with biofiltration, infiltration, and reuse. On-site flows would be directed towards a proposed underground CMP detention system. Flows would then be pumped from the detention system at a reduced rate to mitigate for increased runoff to the biofiltration and infiltration basins. Flows from the detention system for Building 3 would also be pumped to an area of native vegetation to be reused as irrigation and to promote infiltration within the native soils.

The Infiltration Report prepared by Southern California Geotechnical (**Appendix H**) notes that sixteen infiltration tests were performed at the site and the infiltration rates at these locations ranged from 0 to 19.4 inches per hour. Based on the existing conditions water infiltration results, the Infiltration Report recommends that the following infiltration rates for the proposed infiltration systems:

Infiltration System	Site Location	Infiltration Rate (Inches per Hour)
A	North-Central	0
B	North-Central	5.4
C	North-Central	11.5

Flows would ultimately discharge to the existing natural streambed to the west of the Project site, to landscaped areas within the built-up portions of the site and to the natural water drainage feature located in Planning Area 3 which would allow for infiltration and groundwater recharge. The Project would also include self-treating landscape areas.

The Infiltration Report suggest that infiltration rates can be significantly reduced if the soils are exposed to excessive disturbance or compaction during construction. Compaction of the soils at the bottom of the infiltration system can significantly reduce the infiltration ability of the basins. Therefore, the subgrade soils within proposed infiltration system areas should not be over-excavated, undercut or compacted in

any significant manner. A representative of the geotechnical engineer is recommended to be on-site during the construction of the proposed infiltration system.

The pre-treatment of water would minimize pollutants from entering the basin, thereby minimizing impacts to groundwater management. A Water Supply Assessment (WSA) has been prepared by Albert A. Webb and Associates (**Appendix I**) and is discussed further in **Section 4.17: Utilities and Service Systems**. Further, the site does not contain any active or decommissioned groundwater wells. Therefore, the proposed Project would not significantly impact local groundwater recharge or impede sustainable groundwater management of the basin. Less than significant impacts would occur and no mitigation is required.

Mitigation Measures

No mitigation is required.

Level of Significance

Less than significant impact.

Impact 4.9-3: *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

Result in substantial erosion or siltation on- or off-site?

Level of Significance: Less than Significant Impact

Construction and Operations

The Project is proposing to build an e-commerce development of three warehouses on approximately 145.4 acres of vacant land with some pavement and structures remnants from the former egg and poultry farm. Existing elevations across the site vary from 2,554 to 2,419 (NAVD88 datum). The slopes throughout the site vary, while the general existing drainage pattern for the site is characterized by sheet flow to the southwest. Along the southwestern boundary of the Project site, an existing escarpment conveys runoff from the site into a vegetated streambed which runs northwest. A portion of the eastern and southern areas of the site drain south, where the streambed parallels Brookside Avenue. The majority of the site drains southwest into the same streambed, further downstream. The streambed eventually enters an existing concrete ditch along Calimesa Boulevard to the northwest of the Project.

In the proposed condition, on-site runoff would be conveyed through the site via proposed curb and gutters, and ribbon gutters. Runoff is collected via a network of inlets provided at low point throughout the site and conveyed via underground storm drain towards the proposed water quality treatment facilities. For the Building 1, stormwater will be conveyed to an underground detention basin that will have limited infiltration ability. Stormwater will then be pumped at a reduced flow rate to a biofiltration basin to further cleanse the water before draining into the proposed infiltration basin for Building 2. Only after the stormwater from Building 2 has infiltrated, will stormwater from Building 1 be pumped from the underground detention basin. Stormwater runoff from the BSS - Building 2 site would be treated in a proposed infiltration basin. Stormwater runoff from Building 3 will be conveyed to an underground

detention basin that will have limited infiltration ability. Stormwater will then be pumped at a reduced flow rate to a biofiltration basin to further cleanse the water before draining into the natural drainage system downstream of the project site.

Due to the lack of downstream storm drain facilities, the Project site would be required to mitigate for increases in runoff. For Buildings 1 and 3, a CMP detention chamber system has been proposed for each site. The CMP detention chamber system would be pumped out at a reduced discharge rate to mitigate for the increased runoff. The proposed infiltration basin in the Building 2 site would serve to treat for water quality requirements and mitigation along with a proposed CMP detention system which would equalize with the basin. The proposed mitigation systems for each building site have been sized to mitigate for increased runoff for the 2-year, 5-year, and 10-year storm events with a duration of 24 hours. For preliminary purposes, it was assumed this will result in the largest mitigation volume required.

Additional durations will be analyzed during final engineering. An outlet structure has been designed to ensure outflow for each system does not surpass the existing flowrates found from the unit hydrograph analysis of each area. Runoff will discharge from each detention system into the existing vegetated streambed area.

The proposed site plan and building layouts do not allow for the same tributary drainage areas to each of the south and west discharge points. To maintain existing outlet conditions, portions of the site would be required to over-mitigate to ensure the downstream facilities are not adversely impacted. The total flows from both discharge points would drain to the west and would *not be in excess of pre-Project flows*.⁹

As noted in Impact 4.9-1, the Project would be subject to the NPDES Construction Stormwater Permit and would implement a SWPPP, which would help minimize erosion and sedimentation from construction activity (see SC HYD-1 above). The Project would also implement a WQMP and Final WQMP for each building that would include construction and post-construction BMPs to further minimize erosion and sedimentation (see SC HYD-2 above). In addition to the SWPPP and WQMP, the Project is also subject to the applicable federal, state, regional, and local regulatory framework concerning water quality listed above. Therefore, with implementation of the SWPPP, WQMP, and applicable regulatory framework, the Project is not anticipated to result in substantial erosion or siltation. Thus, impacts would be less than significant.

Standard Conditions and Requirement

Compliance with SC HYD-1, HYD-2, and HYD-3.

Mitigation Measures

No mitigation is required.

Level of Significance

Less than significant impact.

⁹ Albert A. Webb and Associates. 2021. *Preliminary Drainage Study, pages 4 and 5.*

Impact 4.9-4: *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Impede or redirect flood flows?

Level of Significance: Less than Significant Impact

Construction and Operations

The Project is proposing to build an e-commerce development of three warehouses on approximately 188 acres of vacant land with some pavement and structures. As noted above in Impact 4.9-3, the slopes throughout the site vary, while the general existing drainage pattern for the site is characterized by sheet flow to the southwest. The Drainage Report concluded that the proposed Project drainage improvements would adequately convey flows to the proposed basins at pre-Project flows and as such would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

Additionally, with implementation proposed underground detention system and the proposed biofiltration basins would provide adequate water pre-treated from Buildings 1 and 3 and water from Building 2 would be treated on-site via the proposed infiltration basins. Because water is being treated on-site, no polluted water runoff would occur and as previously noted, the Project would continue to maintain pre-Project release flows.

Finally, although drainage flows would be required to be internally redirected through the water collection system, the site ultimately continues to drain southwest into the same streambed, further downstream. The streambed eventually enters an existing concrete ditch along Calimesa Boulevard to the northwest of the Project. As shown in the Drainage Report provided for the Project (**Appendix H**), the stormwater facilities have been designed to have the capacity for all required Hydrologic Conditions of Concern (HCOC) storm events, including post-development peak flows for 100-year storm events.

Prior to issuance of grading permit, the Applicant would be required to submit all grading and drainage plans for review to the City, to ensure that the Project would not increase flows on- or off-site or substantially exceed the existing drainage facilities. As noted above, the Project's drainage design would maintain pre-Project peak water flows. Therefore, impacts would be less than significant.

Standard Conditions and Requirement

Compliance with SC HYD-1, HYD-2, and HYD-3.

Mitigation Measures

No mitigation is required.

Level of Significance

Less than significant impact.

Impact 4.9-5: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Level of Significance: No Impact

Construction and Operations

The Project site is inland and is not at risk for inundation due to a tsunami because it is located more than 50 miles from the Pacific Ocean. The Project site is not within a seiche zone because no large bodies of water border the Project site.

As discussed above, the Project site is within FEMA FIRM map panel 06065C0785G (effective 8/28/2008). Based on a review of this map panel, the Project site is located in Zone X, an area noted as having a minimal flood hazard. Therefore, the Project site is located outside the 100-year flood hazard area, and no flood risk is present.

According to Figure 5.9-3 of the City's General Plan EIR,¹⁰ the Project site is not located in a flood hazard zone and according to the Riverside County General Plan Dam Failure Inundation Zones Map, the Project site is not located in a dam hazard zone that is susceptible to flood hazards and inundation due to dam rupture. Therefore, Project implementation would not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.¹¹ Thus, no impact would occur.

Mitigation Measures

No mitigation is required.

Level of Significance

No impact.

Impact 4.9-6: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Level of Significance: Less than Significant Impact

¹⁰ City of Beaumont. (2020). *Final Program Environmental Impact Report, Beaumont General Plan Update*. Figure 5.9-3: Flood Hazard Zones. Page 5.9-11. Retrieved from: <https://beaumontca.gov/121/General-Plan>. Accessed August 27, 2021.

¹¹ Riverside County. (2015). *Riverside County General Plan, Chapter 6: Safety Element*. Figure S-10: Dam Failure Inundation Zones. Page S-39. Retrieved from: https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch06_Safety_DEC2016.pdf?ver=2017-10-06-093651-757. Accessed August 27, 2021.

Construction and Operations

The Project site is within the Santa Ana River Watershed and is subject to the SARWQCB Basin Plan and Riverside County Drainage Area Management Plan. As discussed in Impact 4.9-1 and Impact 4.9-4, the Project would meet applicable state, regional and local water quality goals. A less than significant impact would occur.

Standard Conditions and Requirement

Compliance with SC HYD-3 is required.

Mitigation Measures

No mitigation is required.

Level of Significance

Less than significant impact.

4.9.6 Cumulative Impacts

As identified above, implementation of the Project would result in a less than significant impact concerning hydrology and water quality. The Project would be consistent with applicable federal, state, regional, and local water standards that would ensure that the Project's impacts would be cumulatively less than significant. The Project would also require and prepare a SWPPP and Final WQMP that would outline development standards and BMPs that would aid in reducing water quality impacts for construction and post-construction activity. Prior to construction starting, the City would review and approve the final drainage and grading plans, and final WQMP to ensure that all applicable flood control and water quality standards are met. Additionally, the Project would maintain pre-Project peak flows. Moreover, according to the Water Supply Assessment provided as **Appendix I**, the Beaumont-Cherry Valley Water District and the City of Beaumont entered into a Memorandum of Understanding on July 9, 2019, which defined the general terms, roles, and responsibilities of both agencies as they related to the delivery of recycled water from the City's upgraded and expanded treatment facility.¹² Therefore, the Project would not result in a cumulatively considerable impact related to drainage or water quality.

4.9.7 Significant Unavoidable Impacts

No significant unavoidable hydrology or water quality impacts have been identified.

4.9.8 References

Albert A. Webb Associates. (2021). *Preliminary Drainage Study*.

Albert A. Webb Associates. (2021). *Project Specific Water Quality Management Plan, Beaumont Summit Station – Building 1*.

¹² Albert A. Webb and Associates. 2021. WSA., page 3-13.

Albert A. Webb Associates. (2021). *Project Specific Water Quality Management Plan, Beaumont Summit Station – Building 2*.

Albert A. Webb Associates. (2021). *Project Specific Water Quality Management Plan, Beaumont Summit Station – Building 3*.

Beaumont, City of. (2020). *Final Program Environmental Impact Report, Beaumont General Plan Update*. Figure 5.9-3: Flood Hazard Zones. Page 5.9-11. Retrieved from: <https://beaumontca.gov/121/General-Plan>. Accessed August 27, 2021.

Riverside, County of. (2015). *Riverside County General Plan, Chapter 6: Safety Element*. Figure S-10: Dam Failure Inundation Zones. Page S-39. Retrieved from Riverside County Website: [https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch06 Safety_DEC2016.pdf?ver=2017-10-06-093651-757](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch06_Safety_DEC2016.pdf?ver=2017-10-06-093651-757). Accessed August 27, 2021.

Southern California Geotechnical. (2021). *Results of Infiltration Testing*.