

NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

Date: May 14, 2020

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 of the California Code of Regulations

The City of Beaumont is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

PROJECT TITLE: POTRERO LOGISTICS CENTER

AGENCIES: The City of Beaumont requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: The City of Beaumont requests your comments and concerns regarding the environmental issues associated with the construction an approximately 577,920-square foot "high-cube" logistics warehouse facility on approximately 32-acres.

PROJECT LOCATION: The Project site is located the western portion of the City of Beaumont (City), south of State Route 60 (SR-60), and approximately 3 miles west of Interstate 10 (I-10). As shown in Exhibit 1, Aerial Map, the site is bounded by SR-60 and a Specific Plan development area to the north, by the future alignment of Potrero Boulevard and vacant parcels to the east, by the unpaved alignment of 4th Street to the south, and by undeveloped parcels to the west. Assessor Parcel Numbers (APNs): 424-010-020 (City of Beaumont), and 424-010-009 and 424-010-010 (County of Riverside).

PROJECT DESCRIPTION: The proposed Project is comprised of the following elements:

- Certification of the EIR;
- General Plan Land Use designation amendment on APN 424-010-020, 424-010-009 and APN 424-010-010;
- Rezoning to change the zoning of APN 424-010-020 to Manufacturing (M-Zone);
- Prezoning to change the existing zoning of APN 424-010-009 and APN 424-010-010 from the County's W-2 Controlled Development Area to the City's Manufacturing (M-Zone);
- Plot plan approval and request of modifications to City parking standards;
- Dedicate and approve a portion of the right-of-way (ROW) for 4th Street to the City; and
- Approval of Annexation Request to the Local Agency Formation Commission (LAFCo).

The Project applicant proposes to construct a "high-cube" logistics warehouse building of approximately 577,920 square feet on approximately 32- acres. Within the proposed warehouse building will be two office spaces that would total approximately 20,000 square feet located on the southeast and northeast corners of the proposed logistics warehouse. The Project would include associated facilities and improvements such as a perimeter fencing, parking, onsite and perimeter landscaping, lighting, and exterior sidewalks.

One detention basin would be located near the northern property line (approximately 4.03 acres) and two additional detention basins would be located along the southern property line (approximately 3.62 acres combined). Landscaping provided would make up approximately 20.8 percent of the Project site. The Project would provide approximately 314 automobile parking stalls, 106 trailer stalls, and 112 dock doors.

Project implementation would include off-site improvements including utility connections and street improvements, expansion of sewer service, and storm drain improvements to serve the Project site. The site also includes a portion of the ROW for 4th Street, which runs east to west and divides the two County parcels. Approximately 3.16 acres of 4th Street will be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the proposed Project.

The Project would also include annexation of Assessor's Parcel Number (APN) 424-010-009 and APN 424-010-010 (Annexation Area). Annexation of these parcels would allow for development of the Potrero Logistics Center Project site. The proposed Project is comprised of APN 424-010-020 which was annexed into the City of Beaumont in 2016 and APN 424-010-009 (a portion of the Annexation Area) which is located in the County of Riverside. The City would approve the General Plan Amendment and prezone the property in anticipation of annexation. The provisions of the City General Plan and prezoned parcel would only take effect once the annexation process is complete. As such, the Project request will include approval by the City to seek annexation of the property to the City and to the Beaumont Cherry Valley Water District (BCVWD).

The current right of way for the Potrero Interchange encroaches into the Project site. When the right of way (ROW) was initially acquired by the City of Beaumont, the limits were determined based on existing topography and done prior to entitlements being obtained for this (and other sites). At that time, discussions with the City of Beaumont confirmed that the ROW could be modified to accommodate the proposed Project as long as there wasn't any impact to the design of the on and off ramps for the interchange. The proposed Project includes a design option to revise the ROW lines. The construction of retaining walls and minor grading will be required to accommodate the current site plan and not impact the interchange as currently designed and approved.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

POTENTIAL ENVIRONMENTAL EFFECTS: The City of Beaumont has directed preparation of an Environmental Impact Report to evaluate the proposed Project's potential environmental impacts and analyze Project alternatives. The environmental topic areas anticipated to be included the EIR include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, Noise, Public Services, Recreation, Transportation, Tribal Resources, Utilities and Service Systems, and Wildfire.

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant.

PUBLIC REVIEW PERIOD: This NOP will be available for public review and comment for a period of 30-days from the date posted above. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Beaumont in the EIR. This NOP is available for public review during regular business hours at the locations listed below, and online at <https://www.beaumontca.gov/1125/Planning-Projects>. The City of Beaumont will accept comments that are written, emailed, faxed and or any other format.

COMMENTS: In your comment, please indicate a contact person for your agency or organization and send your comments to:

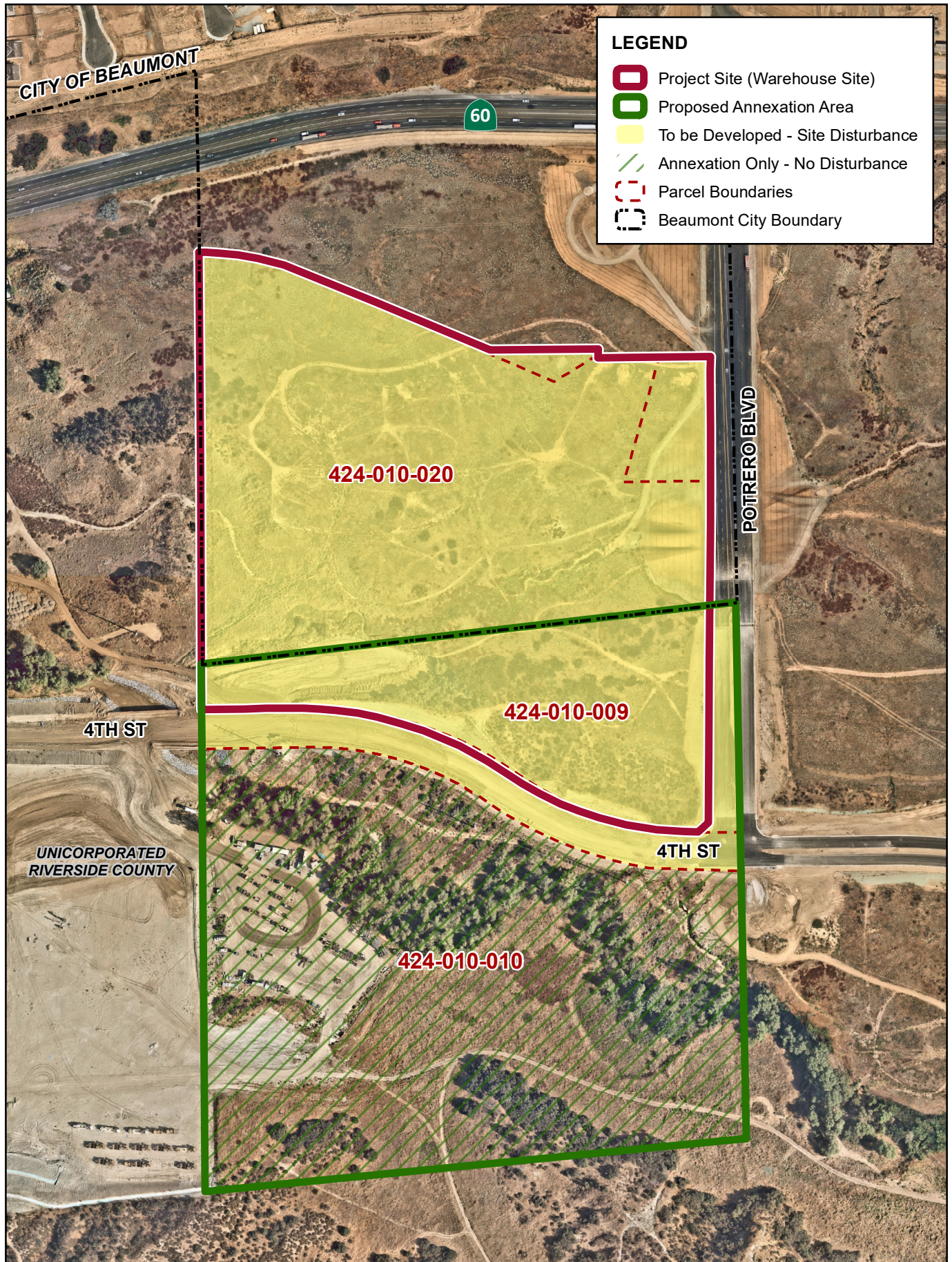
Christina Taylor, Community Development Director
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

In addition to mail, your comments may also be sent by FAX to 951.769.8526 or by email to ctaylor@beaumontca.gov and include "(Potrero Logistics Center" in the subject line).

PUBLIC SCOPING MEETING: Given the current COVID 19 crisis, and associated Federal, State, and local orders for social distancing, the City will hold a virtual Scoping Meeting as opposed to an in person meeting to present updates on the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. The virtual meeting will be held at the following, date, time, and virtual meeting link:

Virtual Meeting Date/Time: Thursday, June 4, 2020 at 6:00 PM
Meeting Link: <https://www.beaumontca.gov/1125/Planning-Projects>

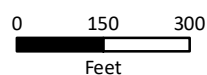
Attachments:
Exhibit 1 – Aerial Map
Exhibit 2 – Site Plan
Exhibit 3 – Building Elevations



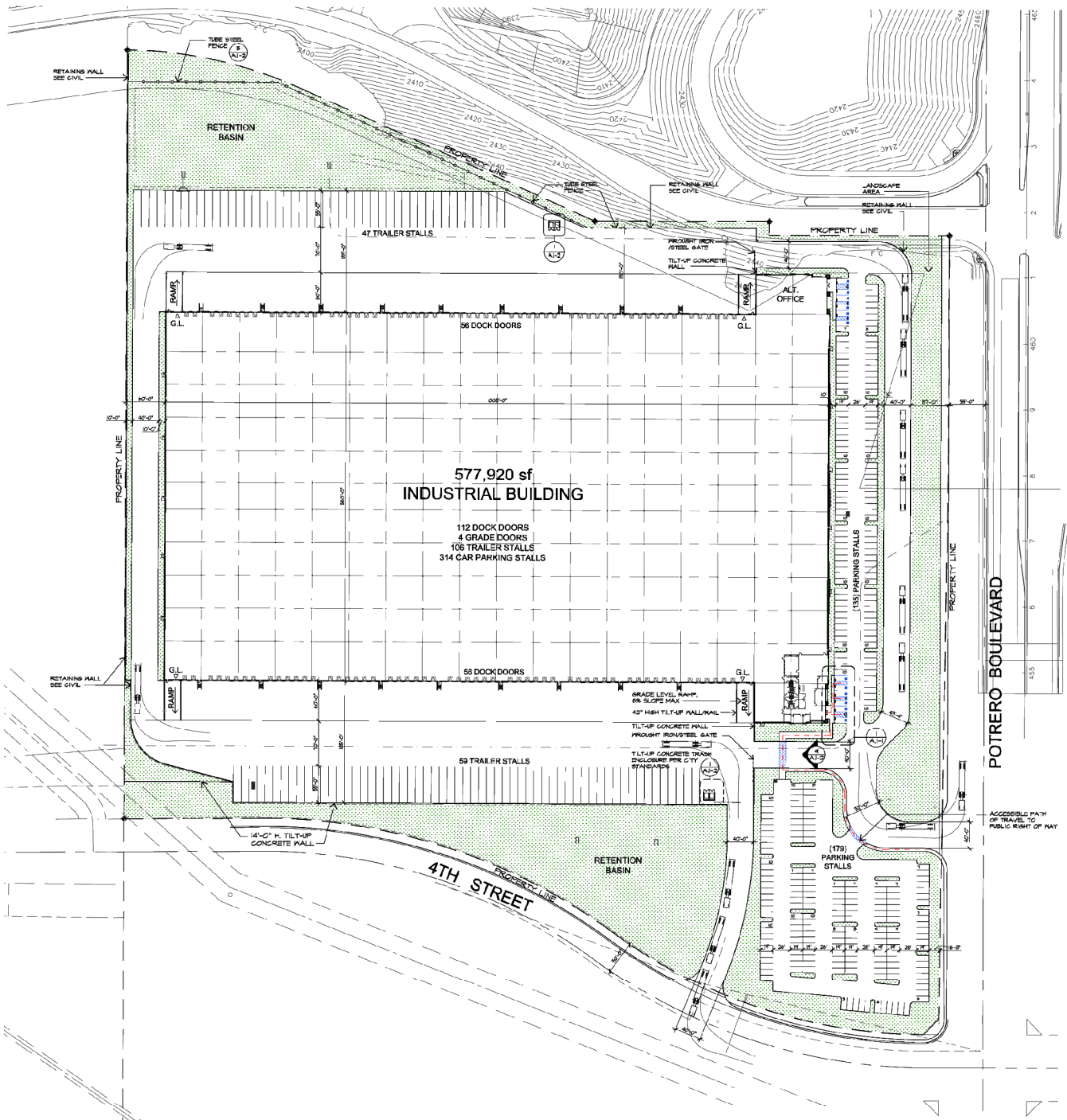
Source: Near Map (Image dated 9/20/2019), Riverside County GIS (2020).

C:\Users\Maria.Rodriguez\OneDrive - KHRIV_Projects\Caprock Potrero Warehouse EIR\Graphics\GIS\Beaumont_ProjectBoundaries.mxd

EXHIBIT 1: Aerial Map
Potrero Logistics Center



Kimley»Horn



Source: douglasfranz "Progress Set Aug-27-2019"

\\rvfp011Data\Project\RIV_PLAN\194143001 - Caprock Potrero Warehouse EIR\Graphics\GIS\mxd\NOP Exhibit 2 Site Plan.mxd

EXHIBIT 2: Site Plan

Potrero Logistics Center



Not to Scale

Kimley»Horn

