

2.0 PROJECT DESCRIPTION

2.1 PURPOSE

The City of Beaumont (City), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Draft Environmental Impact Report (DEIR) for the proposed Potrero Logistics Center Warehouse Project (Project). The following Project Description is provided in conformance with CEQA Guidelines § 15124. It discusses the geographic setting, Project location, Project setting, current City land use and zoning designations, Project characteristics, Project objectives, discretionary actions required to implement the Project, and recent State of California legislation related to the provision of housing. This information will be the basis for analyzing the Project's impacts on the existing physical environment in Chapter 3 of this DEIR. The Project Description contains the following:

- The precise location and boundaries of the Project area(s) shown on a detailed map, along with a regional location map;
- A statement of objectives sought by the Project including the underlying purpose of the Project and Project benefits;
- A general description of the Project's characteristics; and
- A statement briefly describing the intended uses of the DEIR, including a list of the agencies that are expected to use the DEIR in their decision making, a list of the permits and other approvals required to implement the Project, and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies.

An adequate Project description need not be exhaustive but should supply the detail necessary for Project evaluation.

2.2 PROJECT OVERVIEW

The City has prepared this DEIR to provide a comprehensive environmental review for the Project. The Project, commonly referred to as the "Potrero Logistics Center Warehouse Project," would involve discretionary actions affecting 59.67 acres, consisting of three parcels identified as Assessor Parcel Number (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, APN 424-010-020 and APN 424-010-009). This area is referred to as the Warehouse Site in this document. 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 within this document, 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 within this document. **Exhibit 2-6: Project Boundaries**, shows these components.

APNs 424-010-009 and 424-010-010 are separated by the planned future alignment of West 4th Street with APN 424-010-009 located adjacent to the northerly future alignment and APN 424-010-010 located adjacent to the southerly boundary of the future alignment. The Warehouse Site, including the warehouse structures and parking, would be built on the existing City parcel, APN 424-010-020, and existing County parcel, APN 424-010-009. No construction on the existing 28.41-acre parcel (APN 424-010-010), would occur and this area would remain vacant and undeveloped.

Development of the Project consists of the following:

- A General Plan Land Use and Zoning amendment and construction of the proposed warehouse facility including the warehouse structures and parking, which would occupy APNs 424-010-020 and 424-010-009 (referred to in this document as the Warehouse Site).
- The annexation of APNs 424-010-009 and 424-010-010 into the City to allow for development of the Project. This area is rereferred to as the Annexation Area within this document. As noted above, APN 424-010-009 is included as part of the Project and the 28.41-acre APN 424-010-010 would remain vacant and undeveloped.

2.3 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 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***.

2.4 ENVIRONMENTAL SETTING

The Project Site is undeveloped, vacant, and is generally characterized by various types of habitat both native and disturbed.¹ The Project Site is composed of three irregularly shaped vacant and unimproved parcels described above in ***Section 2.2: Project Overview***.

TOPOGRAPHY AND VEGETATION

The Project Site's topography is composed of generally flat areas dominated by grasslands in the northeast as well as low lying rolling hills supporting patches of scrub within the northerly and southerly portions of

¹ Ecological Sciences, Inc. 2018. *General Habitat Assessment*.

the Project Site, and open space areas to the west.² Site elevations range between a maximum elevation of approximately of 2,452 feet above mean sea level (amsl) in the northeast property to a minimum elevation of approximately of 2,367 feet amsl at the southwest property. The major topographic features of the Project Site are the southwest-draining ravine in the central to southern and eastern property lines.³

The Project Site is currently vacant and has been subject to regular human disturbances, evidenced by signs of tire tracks and ramps left behind for off-road vehicle (ORV) use. Topography is lowest at the southeastern portion of the Project Site and many linear human-made disturbance trails streak throughout the Project Site typically from east to west, although non-linear disturbance trails do exist throughout the Project Site as well. A drainage of Potrero Creek runs along the northern border of the Project Site and is lined with concrete, and a small but exposed ravine runs in the northeast portion of the site. The riparian area of the Project Site has been impacted by adjacent construction activities on City-owned property for infrastructure development (new freeway interchange to SR-60) and a water diversion has taken place that has shifted flows eastward.⁴ Vegetation in these areas contains riparian habitat characterized by willow (*Salix ssp.*), black walnut (*Juglans californica*), California bay (*Umbellularia californica*), and Mexican elderberry (*Sambucus mexicanaria*).

The roadways bordering the Project Site, Potrero Boulevard and 4th Street, are partially paved or graded. Improvements from the SR 60/Potrero Boulevard New Interchange Project have begun to take place along Potrero Boulevard, east of the Project boundary. **Exhibit 2-7: Aerial Map**, shows the existing site conditions as of May 2020.

GEOLOGY AND SOILS⁵

The Project Site is situated within the eastern portion of San Timoteo Canyon of the northern Peninsular Ranges geomorphic province of the State of California (State). The uppermost geologic formation underlying the soils at the Project Site is the Quaternary Older Alluvium and Quaternary Younger Alluvium. The Quaternary layers are composed mostly of clay, silt, and sand deposited in alluvial fan and fluvial environments. The thickness of the alluvium is estimated at about 100 feet and the Project Site contains derived soil types: sandy, sandy loams, clay, and clay loams.

Younger alluvial soils possess low relative densities, relatively low strengths, and some porosity. Laboratory test results show that younger alluvium is compressible when loaded and collapsible when inundated with water. Remedial grading is considered warranted to remove the younger alluvium from the proposed development area. The older alluvium and weathered bedrock materials possess relatively high strengths and high relative densities. These materials are generally considered to be suitable for the support of new fill soils and site improvements.

² Ecological Sciences, Inc. 2018. *General Habitat Assessment*.

³ Southern California Geotechnical. 2018. *Geotechnical Feasibility Study*.

⁴ Jericho Systems, Inc. 2019. *Biological Resources Assessment, Jurisdictional Delineation and MSHCP Compliance Report*.

⁵ Southern California Geotechnical. 2018. *Geotechnical Feasibility Study*.

FLOOD ZONE

The Project Site is located in Zone X, which is defined as an area located outside of the 100-year and 500-year flood plains. The Project Site is shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C0795H (revised August 18, 2014).

HYDROLOGY

The direction of groundwater in the vicinity of the Project Site is inferred to flow south or southwest. The nearest surface water is Coopers Creek, shown in **Exhibit 2-2**, which traverses APN 424-010-010. A small unnamed tributary to Coopers Creek runs through the middle of Project Site and connects with Coopers Creek just off-site of the southwestern Project boundary. Additionally, no public stormwater system is operated on the Project Site or its vicinity.

GROUNDWATER⁶

Site specific geotechnical analysis found that the static groundwater table is expected at a depth of about 49 feet below the existing site grades at Boring No. B-4 at the time of subsurface exploration. Shallower zones of perched groundwater may also be present, especially in within the southwest-draining canyon.

2.5 GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project Site has parcels within both the City and County. As previously discussed, APN 424-010-020 is in the City and has a land use designation of Industrial (I).⁷ This parcel has a zoning designation of Manufacturing (M).⁸ APNs 424-010-009 and 424-010-010 are located in the County. The current land use designation for both parcels is Rural Residential (RR)⁹ and the current zoning designation for both parcels is Controlled Development Area (W-2-20).¹⁰

Construction of the warehouse facility would require land use and zone changes to the existing designations of the Project's County APNs, prior to requesting annexation through the Local Agency Formation Commission (LAFCO) for APNs 424-010-009 and 424-010-010, the two parcels currently within the County. The proposed General Plan Land Use designation for all Project parcels would be Industrial (I) and the proposed prezoning (for both County parcels) designation would be Manufacturing (M) to be consistent with the City's land use and zoning designations. Upon approval of the land use and zoning changes for the Project parcels, the City would request approval of annexation through the LAFCO for the County parcels to be incorporated into the City. Refer to **Table 2-1: General Plan Land Use and Zoning Designations**, below and the following exhibits for current and proposed land use and zoning designations: **Exhibit 2-8: Existing General Plan Land Use Designations**, **Exhibit 2-9: Existing Zoning**

⁶ Southern California Geotechnical. 2018. *Geotechnical Feasibility Study*.

⁷ City of Beaumont. 2020. Land Use Map Final. <http://www.beaumontca.gov/DocumentCenter/View/36839/Beaumont-Land-Use-Map-Final> (accessed August 2021).

⁸ City of Beaumont. 2020. Zoning Map Final. <http://www.beaumontca.gov/DocumentCenter/View/36840/Beaumont-Zoning-Map-Final> (accessed August 2021).

⁹ County of Riverside. 2017. The Pass Area Plan, Figure 3: The Pass Area Plan Land Use Plan. https://planning.rctlma.org/Portals/14/genplan/2019/ap/PAP_102417.pdf (accessed August 2021).

¹⁰ County of Riverside. ND. May My County. https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public (accessed August 2021).

Designations, Exhibit 2-10: Proposed General Plan Land Use Designations and Exhibit 2-11: Proposed Zoning Designations.

Table 2-1: General Plan Land Use and Zoning Designations

Location/APN		Size (Acres)	Existing General Plan Land Use Designation	Existing Zoning Designation	Proposed General Plan Land Use Designation	Proposed Zoning Designation
Project Site	424-010-020 (City)	21.32	Industrial (I)	Manufacturing (M)	Industrial (I)	Manufacturing (M)
	424-010-009 (County of Riverside)	9.94	Rural Residential (RR)	Controlled Development Area (W-2-20)	Industrial (I)	Manufacturing (M)
	424-010-010 (County of Riverside)	28.41	Rural Residential (RR)	Controlled Development Area (W-2-20)	Industrial (I)	Manufacturing (M) with Residential Single Family (RSF) Overlay Zone
Total		59.67				
North			(SFR) Single-Family Residential (UV) Urban Village (OS) Open Space	(SPA) Specific Plan Area	<i>No Change</i>	<i>No Change</i>
South			Rural Residential (RR) Rural Mountainous (RM) County of Riverside	County of Riverside	<i>No Change</i>	<i>No Change</i>
East			Rural Residential (RR) County of Riverside	County of Riverside	<i>No Change</i>	<i>No Change</i>
West			Rural Residential (RR) Rural Mountainous (RM) County of Riverside	County of Riverside	<i>No Change</i>	<i>No Change</i>
Sources: City of Beaumont. 2020. Land Use Map Final. http://www.beaumontca.gov/DocumentCenter/View/36839/Beaumont-Land-Use-Map-Final (accessed August 2021); City of Beaumont. 2020. Zoning Map Final. http://www.beaumontca.gov/DocumentCenter/View/36840/Beaumont-Zoning-Map-Final (accessed August 2021); County of Riverside. 2017. The Pass Area Plan, Figure 3: The Pass Area Plan Land Use Plan. https://planning.rctlma.org/Portals/14/genplan/2019/ap/PAP_102417.pdf (accessed August 2021); and County of Riverside. ND. May My County. https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public (accessed August 2021).						

The existing General Plan Land Use designations for the Project parcels are based on the adopted City's Elevate Beaumont 2040 - General Plan Update, Land Use Map Final and the County's The Pass Area Plan, revised in 2017.

A Residential Overlay Zone for APN 424-010-010 is proposed to comply with the requirements of Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019, which was signed into law on October 9, 2019. Government Code § 66300(b)(1)(A) was enacted and provides that agencies shall not "chang[e] the

general plan land use designation, specific plan land use designation, or zoning...to a less intensive use... below what was allowed under the land use designation and zoning ordinances in effect on January 1, 2018." For purposes of Government Code § 66300(b)(1)(A), a "less intensive use" includes any changes that would lessen the intensity of potential housing development. Pursuant to SB 330, replacement capacity for any displaced residential units must be provided at the time of project approval. The proposed General Plan Amendment on the 9.94-acre APN 424-010-009 (which is part of the Warehouse Site) would change the land use from Rural Residential to Industrial. Consequently, this land use amendment would remove the potential for developing seven residences on these 9.94 acres of the Warehouse Site. In order to address the loss of potential housing units, the Project also includes the adoption a Residential Overlay Zone that would allow residential development over the 28.41-acre APN 424-010-010 portion of the Project Site. The Project proposes the adoption of a Single Family Residential (R-SF) Overlay Zone that would allow for the development of the 28.41-acre APN 424-010-010 at a density that would permit seven single family residential units to replace the seven single-family units currently allowed under the Rural Residential land use designation. The overlay zone preserves the ability for future development of these 28.41 acres within the Project Site at a residential density that ensures the residential capacity of the 38.35 acres being annexed to the City as part of the Project is maintained. The Project does not remove any existing residential units and does not propose to construct any residential units.

Project Characteristics

The Project consists of the development of a warehouse facility on APN 424-010-020 and APN 424-010-009 consisting of approximately 31.26 acres. Project plans for development of the Warehouse Site are described in additional detail below. Construction of the warehouse facility would require land use and zone changes to the existing designations of all the Project's APNs, prior to requesting annexation through the LAFCO for APNs 424-010-009 and 424-010-010 (Annexation Area). Although APN 424-010-010 would remain undeveloped, it is included in the Project as it would be annexed to the City and its General Plan land use designation and zoning would be amended to be consistent and compatible with the Industrial land use and Manufacturing zoning designation proposed for the 31.26 acres Warehouse Site component of the Project Site. The City would approve the General Plan Amendments and prezone the properties in anticipation of annexation. The provisions of the City General Plan and rezoned/ prezoned parcels would only take effect once the annexation process is complete.

In addition to the proposed annexation of the properties to the City, the Project also proposes the annexation of the Project Site to the Beaumont Cherry Valley Water District (BCVWD). The Project also would require plot plan approval for development of the warehouse development on APN 424-010-020 and APN 424-010-009, a variance to the City's parking standards, off-site roadway improvements to Potrero Boulevard and 4th Street, and dedication of approximately 3.16 acres of 4th Street right-of-way (ROW) to the City.

Annexation Area Description

The Annexation Area is roughly rectangular and encompasses approximately 38.35 acres, of which an approximate 9.94 acres is included within the Warehouse Site and planned for development. The Annexation Area includes the 9.94-acre area (APN 424-010-009), and APN 424-010-010 comprised of

approximately 28.41 acres. Although the Project includes annexation of APN 424-010-010, it would remain vacant and undeveloped. For the purposes of annexation into the City and the BCVWD, the Annexation Area also includes a portion of the ROW for 4th Street, which runs east to west and divides the two parcels within the Annexation Area. Approximately 3.16 acres of 4th Street would be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the Project. Refer to ***Exhibit 2-6: Project Boundaries***, showing the Annexation Area and associated Project boundaries.

In addition to the proposed base zoning changes, a Residential Single Family (R-SF) overlay zone is proposed over APN 424-010-010 to comply with the requirements of SB 330. The General Plan Amendment for APN 424-010-020, the parcel in the City, does not trigger SB 330 compliance because this parcel does not currently have a residential General Plan or zoning designation that would be changed to a non-residential land use designation. The Project does not remove any existing residential units and does not propose to construct any residential units. The overlay zone preserves the ability for future development of the 28.41 acres within the Annexation Area at a rural residential density consistent with its existing County General Plan land use and zoning designation. To accommodate the proposed Annexation Area, LAFCO approval would be required to:

1. Detach the subject property from the Riverside County Waste Resources Management District;
2. Detach the subject property from Riverside County Service Area 152;
3. Annex the subject property into the City of Beaumont; and
4. Annex the subject property into the Beaumont-Cherry Valley Water District.

Warehouse Site

The Project consists of a “high-cube” logistics warehouse building of approximately 577,920-square feet on approximately 31.26 acres. The Warehouse Site consists of APN 424-010-020 (currently in the City) and APN 424-010-009 (currently in the County) situated north of 4th Street and west of Potrero Boulevard. The warehouse would include a total of approximately 20,000 sf of office space in the southeasterly corner of the building. The first floor would include approximately seven separate office areas with Americans with Disabilities Act (ADA) compliant restrooms and various closets storage areas. Immediately above this area on the second floor would be the remainder of office areas. An alternative office area is noted on the plans in the northeasterly portion of the building and may be used if needed. The Project also would include other associated facilities and improvements such as a perimeter fencing, parking, on-site and perimeter landscaping, lighting, and exterior sidewalks; refer to ***Exhibit 2-3: Preliminary Site Plan***. The warehouse building would be approximately 48-feet in height at the highest point; refer to ***Exhibit 2-4: Building Elevations***.

Site Access and Circulation

Regional access to the Warehouse Site is provided via SR-60 at the 6th Street off ramp located north of the site, and the I-10 freeway, located north and east of the Project Site. The I-10 freeway would provide access to the Project Site via the Oak Valley Parkway and Beaumont Avenue interchanges. Construction on the SR-60/Potrero Boulevard Interchange Project began in February 2018 and would serve as a major connecting road between SR-60 and the Project Site upon completion of the future interchange.

Local access to the Project Site would be provided via 4th Street, Viele Avenue, Potrero Boulevard, and Oak Valley Parkway. Additionally, future local access would be provided via the Potrero Boulevard Interchange extension, upon completion of the interchange project. Two driveways, each approximately 40-feet wide, would be constructed; one on Potrero Boulevard would provide ingress to the Warehouse Site and the other driveway on 4th Street would provide egress from the Warehouse Site. Truck access would be available from future 4th Street and Potrero Boulevard, and the dockyard would include 106 trailer stalls, four grade doors, and 112 dock doors.

Parking

Parking would be located on the east and southeast portions of the Warehouse Site. The Project would provide 314 automobile parking stalls and 106 truck trailer stalls.

The Warehouse Site has been designed to accommodate the needed maneuvering space for daily activities and machinery use including forklifts, other lift equipment, and large semi-trucks. The parking lots have been designed to efficiently enable vehicle circulation through parking lots around the site with adequate space to enable backing into the loading docks. As required, all trucks and machinery would be equipped with warning sounds (high pitch beeping) consistent with the Occupational Safety and Health Administration (OSHA) requirements.

The Project Applicant intends to request a variance to the City's parking standards as a part of the Plot Plan approval to reduce the required number of parking spaces. Section 17.05.040.C of the Beaumont Municipal Code (MC) states, no reduction of required parking spaces shall be allowed, except through approval of a variance in accordance with the provisions of Title 17.05 of the Beaumont Municipal Code. Thus, the warehouse development would be required to provide 578 parking spaces, according to § 17.05.040 where one space per 1,000 square feet of gross floor area must be provided. The Project seeks a variance to the City's the parking requirements in § 17.05.040 of the Beaumont MC to allow for a reduction in the required number of parking space. The parking variance reflects how warehouse buildings have evolved with technology and staffing. The existing code requires for far more car parking stalls than would be needed or used. The parking modification request is to balances the size of the building, it's intended use, and the number of vehicle parking spaces and trailer stalls that would be needed to adequately serve the needs of a wide variety of tenants that may occupy the warehouse to be successful in this location.

Landscaping and Retention Basins

Approximately 21 percent or 290,982-square feet of the Warehouse Site would be covered in new landscaping, as shown in ***Exhibit 2-5: Conceptual Landscape Plan***. On-site water quality and storm drainage within the Warehouse Site would be addressed through the construction of two retention basins. One retention basin would be located near the northern property line (approximately 0.48 acre) and the other retention basin would be located near the southern property line (approximately 0.36 acre). There is also an existing drainage course that would be conveyed through the Warehouse Site. Within the limits of the Warehouse Site, the existing drainage would be converted to an underground storm drain pipeline to convey off-site surface water flows through the Warehouse Site. In addition, the Project design includes best management practices and low impact development designs such as retention basins to collect

stormwater and allow sediments to settle, combined with bio-treatment (landscaped) areas to treat and control storm water runoff before it leaves the Warehouse Site. Stormwater collected in the retention basins would leave the basins through an outlet structure and enter the storm drain pipeline before ultimately discharging to the natural drainage course near the southwest corner of the Warehouse Site.

Development of the Warehouse Site includes the construction of a retaining wall to minimize grading outside of the property limits. The retaining wall would be up to 26-feet at its highest point. A cross section of the proposed wall is shown in ***Exhibit 2-13: Cross Section of Highest Retaining Wall (Northeast Portion of the Site).***

The Project includes manufactured slopes of up to 40 feet in height to create a level building pad. Slopes would be planted with a drought tolerant slope planting mixed with assorted grasses for erosion control. Ongoing maintenance of the slopes would be the responsibility of the Project developer.

Roadway and ROW Improvements

The current ROW for the Potrero Interchange encroaches into the northeast corner of the Project Site (see **Exhibit 2-3**). When the ROW property was initially acquired by the City, 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 confirmed that the ROW could be modified to accommodate the Project as long as there would not be any impact to the design of the proposed on and off ramps for the SR-60 interchange. The construction of retaining walls (see **Exhibit 2-13**) and minor grading would be required to accommodate the current site plan and not impact the interchange as currently designed and approved. Caltrans is currently reviewing the plans for the interchange. In the event the City and Caltrans cannot change the interchange alignment and this portion of the Warehouse Site cannot be developed for the Project, the Project applicant has indicated that it has a design option which avoids this portion of the Warehouse Site, if necessary.

The Project Site also includes a portion of the ROW for 4th Street, which runs east to west and divides the two parcels (APN 424-010-009 and APN 424-010-010) that are in the County. Approximately 3.16 acres of 4th Street would be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the Project.

Project Utility Improvements

The following is a list of on- and off-site improvements:

- On- and off-site utility connections (water, sewer, gas and electrical) and street frontage improvements along Potrero Boulevard and 4th Street;
- The existing drainage course that runs through the Warehouse Site would be converted to a new underground storm drain that would convey off-site flows under the proposed development and release the water off-site in the existing natural drainage where the water currently flows. Two drainage systems would be constructed. One to transport off-site flows through the site, and a second to capture and treat on-site flows before discharging into the existing drainage course, as described below;

- Storm drain improvements for collecting and treating on-site stormwater flows from the Warehouse Site in two on-site retention basins. Once the water has been treated it would be released into the storm drain that conveys the off-site flows and the water would be released into the existing natural drainage course near the southwestern corner of the site.
- Potable water improvements and connection to the water line on 4th Street immediately adjacent to the Project Site, and construction of a water line on Potrero Boulevard;
- Sewer service connection to the existing pump station on 4th Street, with effluent lifted to the nearest gravity main for transmission to the City of Beaumont sewer treatment plant; and
- Recycled water lines within the Project Site for future connection to a future City recycled water main should one be constructed in the future. The recycled water system would be built entirely within the Project Site and stubbed out near the City's ROW as a future point of connection.

The proposed locations of the project utilities are shown in ***Exhibit 2-14: Project Utilities***.

Construction

The Project would be constructed in one phase, beginning in 2022 with anticipated construction completed in the same year.

Cut and Fill

Based the existing topography, grading of the Project Site would involve approximately 968,130 cubic yards of cut and 970,624 cubic yards of fill, for an import of 2,495 cubic yards. Cut and fill slopes of approximately 40 feet on the northerly side of the Warehouse Site would be necessary to achieve the proposed building pad grades. Some portions of the graded slopes would extend beyond the property line of the Warehouse Site. These areas are shown in ***Exhibit 2-15: Off-site Grading Areas***. Temporary construction easements and private agreements between the Project applicant and the adjacent property owners would be required for work in these off-site locations.

2.6 ANNEXATION TO CITY OF BEAUMONT AND BCVWD

A jurisdictional boundary change would be processed through the Riverside LAFCO and BCVWD to annex the southernmost parcels, APNs 424-010-009 and 424-010-010 (referred to as the Annexation Area) which are currently within the unincorporated area of Riverside County, to the City of Beaumont and the BCVWD service area. LAFCO is responsible for reviewing and approving proposed jurisdictional boundary changes, spheres of influence, incorporations of new cities, formations of new special districts, and consolidations, mergers, and dissolutions of existing districts. The BCVWD would provide the Project connections to existing water systems serving the surrounding neighborhood. Upon approval by the Riverside LAFCO and BCVWD, the parcels would be subject to City of Beaumont jurisdiction, and the associated Beaumont General Plan Amendment, and zone change would become effective and would allow for the development of a “high-cube” warehouse facility on the 9.94 acre parcel that is also part of the Warehouse Site. A Plan of Services (POS), attached as ***Appendix J***, was prepared for the Project, as a part of the application from the City to the LAFCO and the BCVWD for the Annexation Area. LAFCO uses a POS to evaluate the ability of an agency to provide services in a cost-effective manner and to assess the benefit

to be received by the area relative to alternative public agency frameworks. Project implementation would include on- and off-site improvements including utility connections and street improvements, expansion of sewer service, and storm drain improvements to serve the Warehouse Site.

Background

APN 424-010-020, located in the City, was annexed into the BCVWD Service Area in 2016.

2.7 PROJECT DESIGN FEATURES

The Project applicant proposes the following Project Design Features that would be incorporated into the Project design and constructed or implemented as part of the Project.

Aesthetics

- Exterior Lighting – Other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets; an example of this includes lighted bollards.
- Lighting Fixtures – Lighting fixtures shall be well integrated into the visual environment and the theme.
- Low-intensity, energy-conserving night lighting shall be used.
- Low-voltage light-emitting diode (LED) lighting shall be used wherever feasible throughout the Project.

Air Quality

SC-1 Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with South Coast Air Quality Management District's (SCAQMD's) Rules 402 and 403 to minimize construction emissions of dust and particulates. The measures include, but are not limited to, the following:

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

Water Quality

- On-site Storm Drain inlets – The drain inlets would be marked with text such as, “Only Rain Down the Storm Drain,” and that would be maintained regularly. Owners and lessees would be provided with stormwater pollution prevention information and the lease agreement would state, “Tenant shall not allow anyone to discharge anything to storm drain or to store or deposit materials so as to create a potential discharge to storm drains.
- Interior Flood Drains and Sumps - All floor drains and elevator shaft sumps would be plumbed to the sanitary sewer and inspected regularly to prevent blockages or overflow.
- Landscaping and Pesticide Use – Drought tolerant plants and those conditioned for the local climate would be used and landscaping would be designed to minimize runoff and maximize infiltration. Landscaping requiring minimal pesticides, and those consistent with Riverside guidelines and integrated pest management strategies would be used.
- Refuse Areas – Refuse areas would be emptied on a minimum weekly basis, and adequate refuse bins would be provided indoors and outdoors to accommodate waste disposal. Bins would be required to be inspected for leaks, to remain covered, and marked with, “No hazardous materials.” All spills would be required to be cleaned immediately.
- Industrial Processes – All processes would be conducted indoors and would not drain to the stormwater system.
- Loading Docks – Any spills at the loading docks would be cleaned immediately and all products would be off-loaded or loaded to covered areas immediately.
- Plazas, sidewalks, and parking lots – These areas would be swept monthly to prevent accumulation of litter and debris and collected debris would be prevented from entering the storm drain system. All wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer.

Geology and Soils

- Soils. Project construction would re-use on-site soils, where applicable, as fill during grading provided that they are free of organic matter to the satisfaction of the geotechnical engineer.
- Retaining Walls. Project construction would insert retaining walls to restrain soils present on site.

Sustainable Design and Energy

The Project would implement sustainable design features with the goal of reducing the energy needs of the Project and related greenhouse gas (GHG) emissions. These features and programs would be incorporated into the warehouse development and would comply with the California Green Building Standards Code ([CALGreen]; California Code of Regulations, Title 24, Part 11) as implemented by the City of Beaumont.

- Install drought-tolerant plants for landscaping;

- Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors, for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance;
- Buildings will be designed to provide CALGreen Standards with Leadership in Energy and Environmental Design features for potential certification and would employ energy and water conservation measures in accordance with such standards. This includes design considerations related to the building envelope; heating, ventilating, and air conditioning; lighting; and power systems;
- Surface parking lots will be well landscaped to reduce heat island effect. Parking lot landscaping will be planted with 15-gallon trees, at a rate of one per every four parking stalls. The trees may be clustered, but a minimum of one cluster will be provided for each 100 feet of parking row;
- Trees will be selected and placed to provide canopy and shade for the parking lots;
- The Project shall implement a recycling program in order to meet a 50 percent minimum waste diversion goal;
- Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality;
- Provide adequate ventilation and high-efficiency in-duct filtration system;
- Use low or moderate water use plants, including native plant materials where appropriate; minimize turf areas;
- Use low volatile organic compound paints and wall coverings;
- Electrical outlets will be provided in loading dock areas to provide power for trucks.; and
- All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, and forklifts) would be powered by non-diesel fueled engines and all indoor forklifts would be an.

2.8 DISCRETIONARY ACTIONS AND APPROVALS

The City of Beaumont is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the EIR for the Project. Prior to development of the Project, discretionary permits and approvals must be obtained from local, State and federal agencies, as listed below. It is expected that these agencies, at a minimum, would consider the data and analyses contained in this EIR when making their permit determinations. The Project would require the following discretionary approvals and entitlements:

- General Plan Land Use amendment on APN 424-010-009 and APN 424-010-010 to change the land use from Rural Residential (County) to Industrial (City) effective upon completion of annexation;
- Prezoning to change the existing zoning of APN 424-010-009 and APN 424-010-010 from the County's Controlled Development Area (W-2-20) to the City's Manufacturing (M);
- Adoption of a Single Family Residential (R-SF) Overlay Zone on APN 424-010-010;

- Plot plan approval for development of a 577,920 sf warehouse on the approximately 31.26 acre Warehouse Site;
- A request for a variance to City parking standards as defined in § 17.05.040.C of the Beaumont MC to allow for a reduction in the required number of parking space; and
- Dedication and approval of a portion of the ROW for 4th Street to the City.

Responsible Agencies

- California Department of Fish and Wildlife – Section 1602 Lake and Streambed Alteration Agreement
- Regional Water Quality Control Board – Section 401 Water Quality Certification and General Construction Wastewater Discharge Permit
- LAFCO – Annexation Request Approval to annex the Annexation Area into the City of Beaumont and BCVWD
- United States Army Corps of Engineers – Section 404 Clean Water Act Permit
- South Coast Air Quality Management District – Construction Permit
- BCVWD – Annexation Approval and Water Service Agreement

2.9 PROJECT OBJECTIVES

Section 15124(b) of the State CEQA Guidelines requires that an EIR include “[a] statement of the objectives sought by the Project. A clearly written statement of objectives will help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision-makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the Project.” The following objectives have been established for the Project:

1. Develop a warehouse use in proximity to nearby transportation corridors and truck routes near SR-60 and I-10.
2. Develop a single pad warehouse of sufficient size (greater than 500,000 square feet) to be competitive within the industrial warehouse marketplace, support multiple simultaneous warehouse operations, and support a high level of mechanization and automation to attract a high-end buyer or tenant.
3. Provide new land uses consistent with the designed flexibility of the City’s General Plan and Zoning Code.
4. Increase employment and create a revenue generating use consistent with market opportunities.
5. Provide infrastructure and landscaping improvements to the Potrero Boulevard and 4th Street vicinity to enhance aesthetics as well as improve safety and traffic flow.
6. Develop a warehouse use in proximity to other similar planned uses south of SR-60 to the west and east.

7. Facilitate goods movement for the benefit of local and regional economic growth.
8. Provide new development that will generate a positive fiscal balance for the City moving forward.
9. Provide additional temporary and permanent employment opportunities while improving the local balance of housing and jobs.

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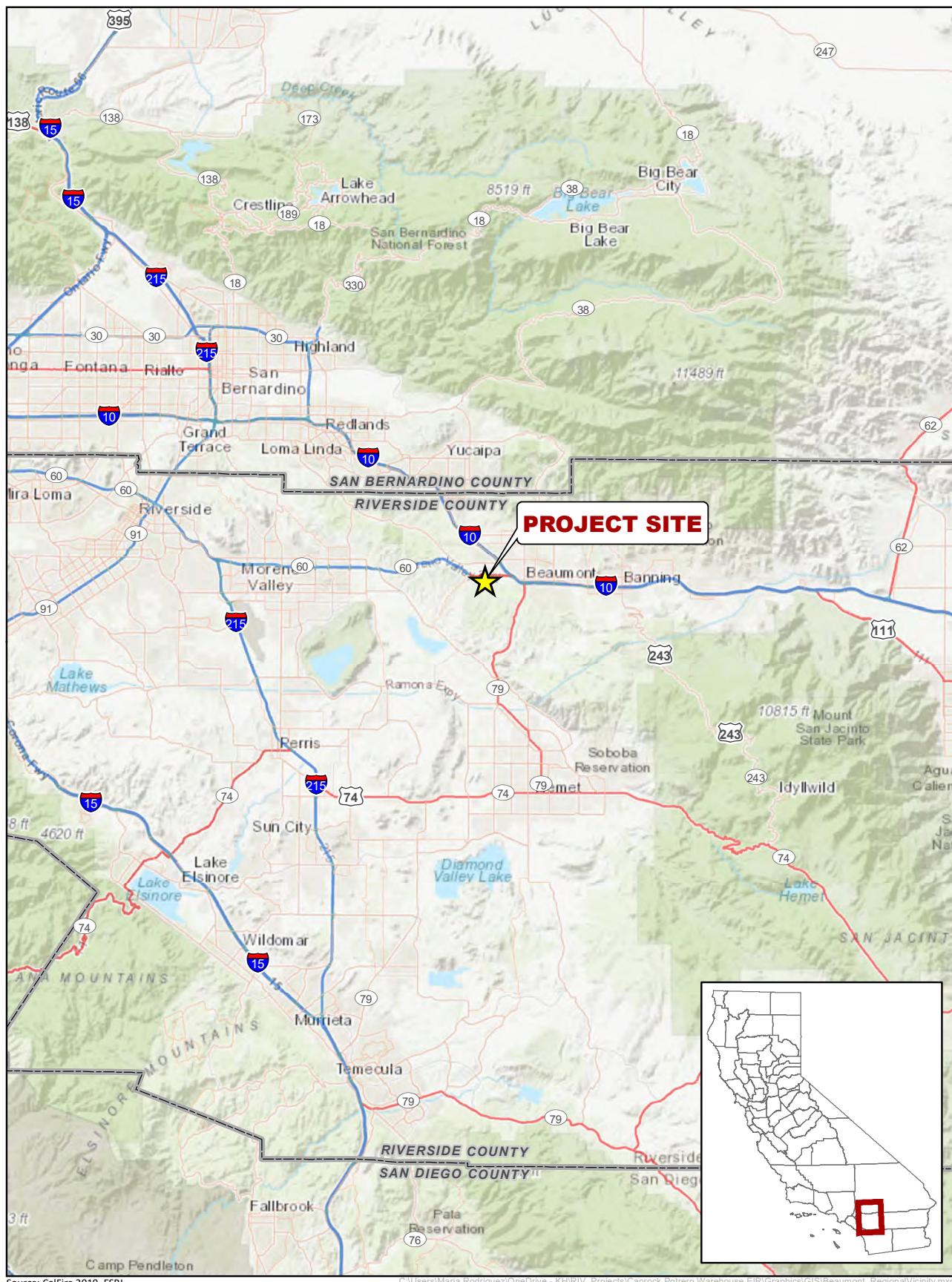


EXHIBIT 2-1: Regional Vicinity
Potrero Logistics Center Warehouse Project



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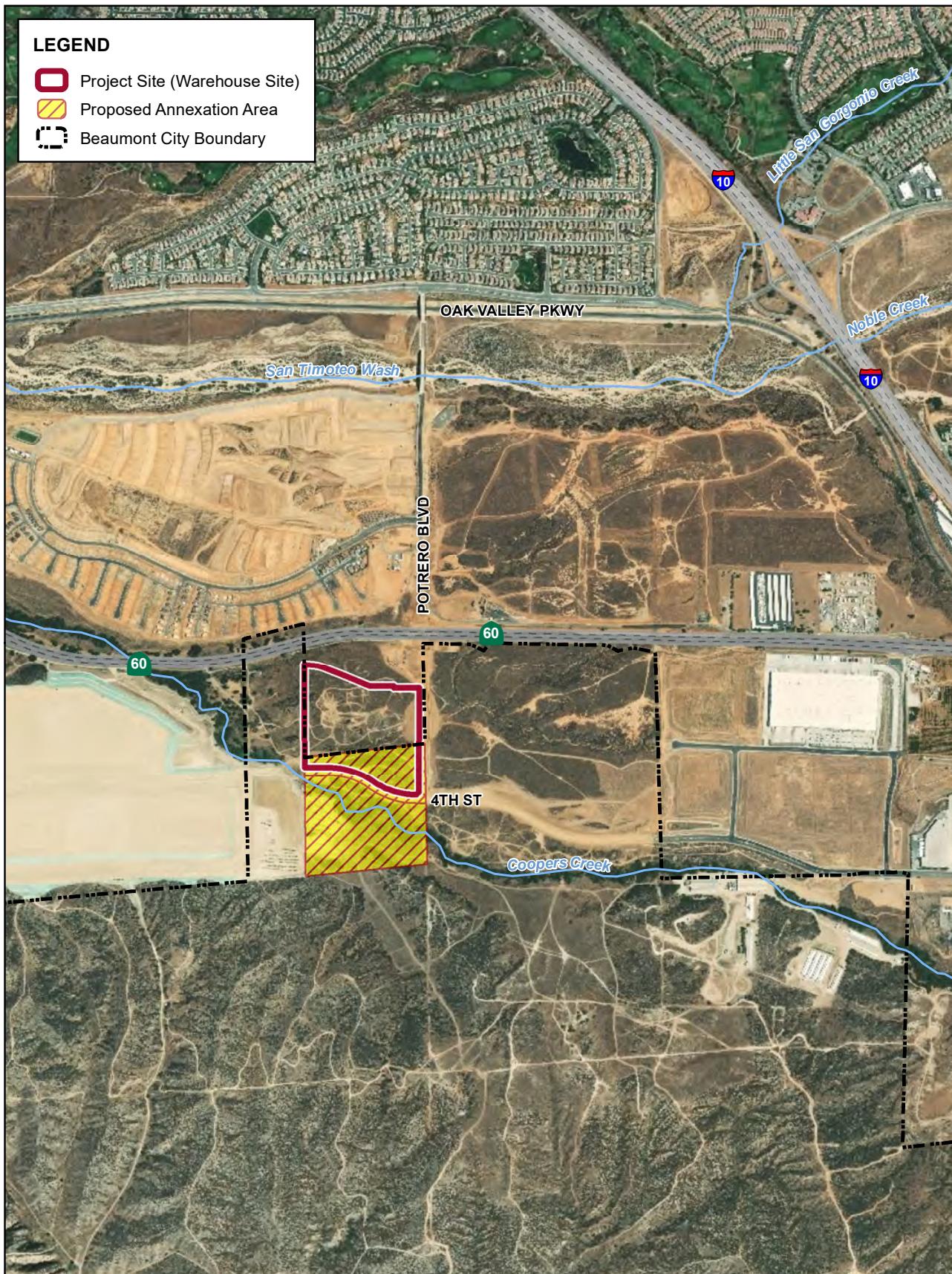


EXHIBIT 2-2: Local Vicinity
Potrero Logistics Center Warehouse Project



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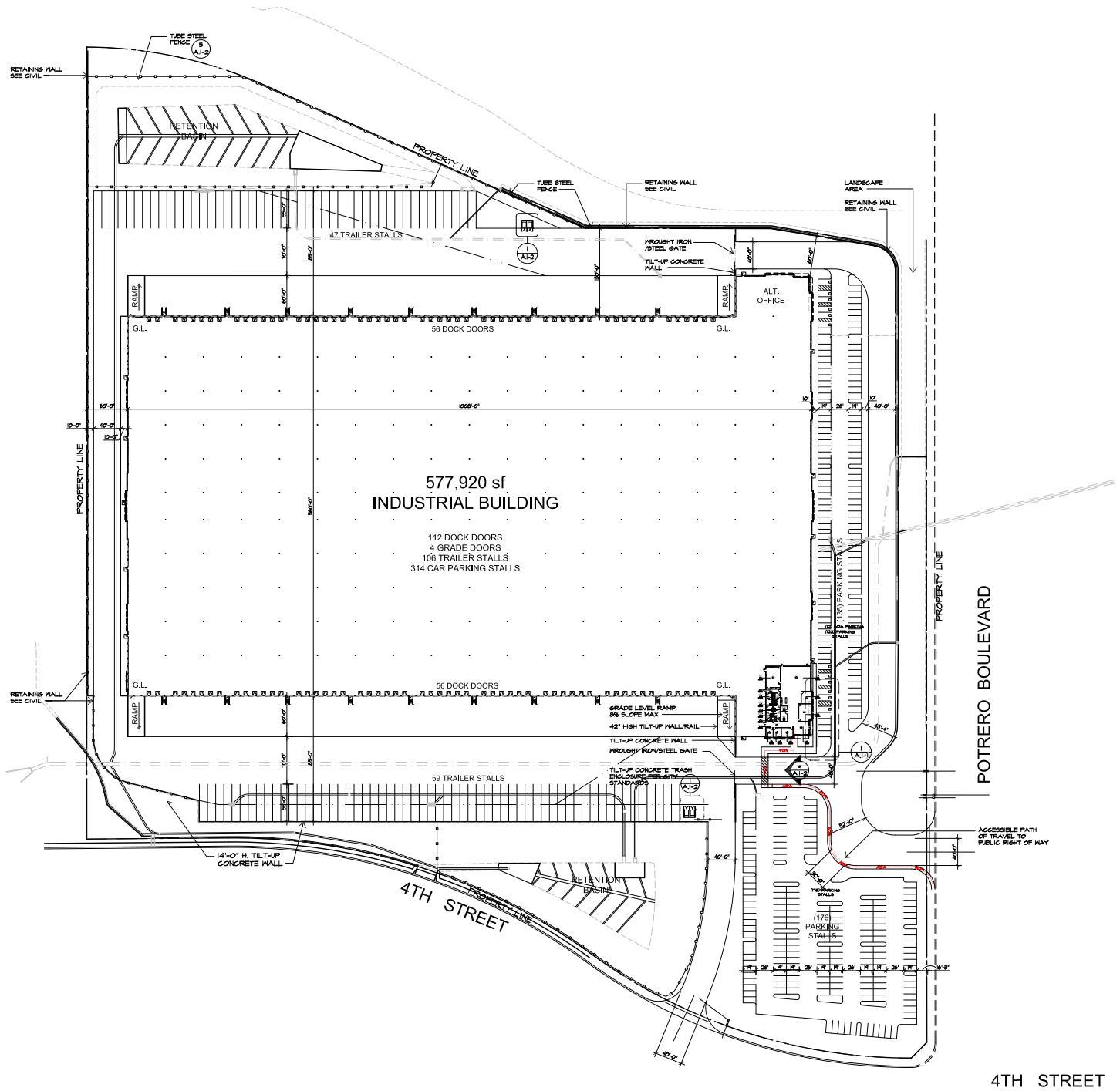


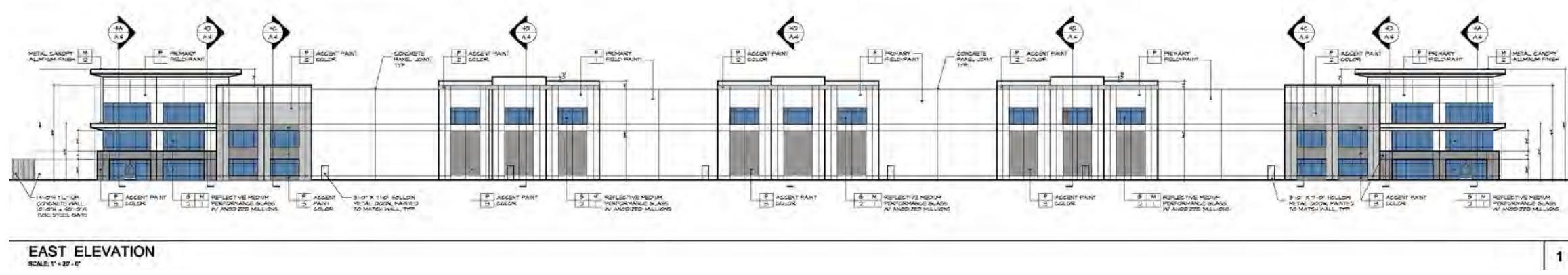
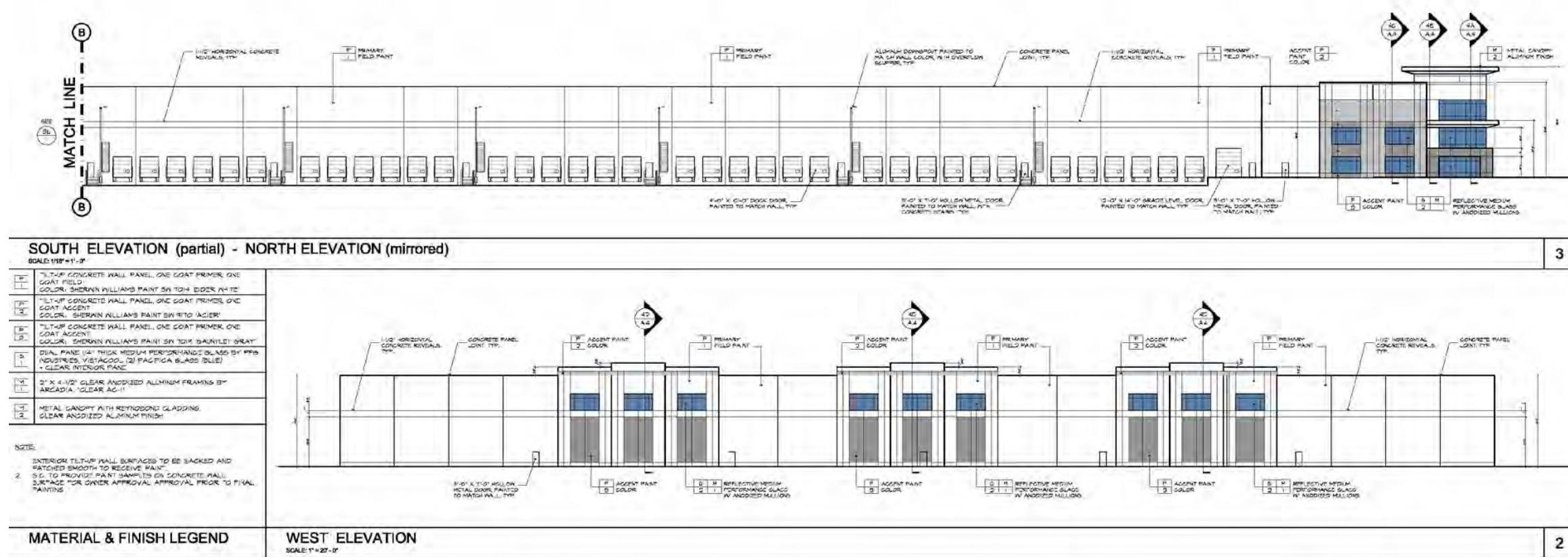
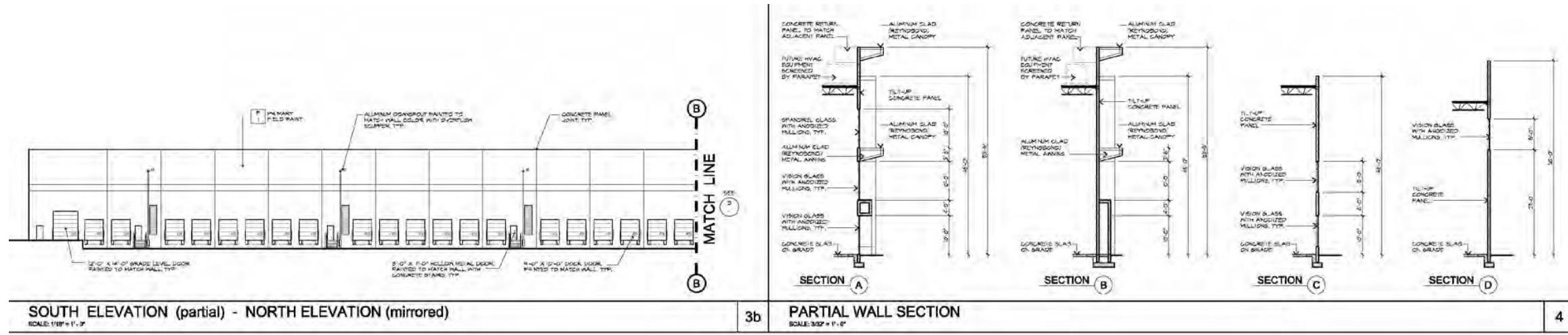
EXHIBIT 2-3: Preliminary Site Plan
Potrero Logistics Center Warehouse Project



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

EXHIBIT 2-4: Building Elevations
Potrero Logistics Center Warehouse Project

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DESIGN KEY NOTES:

- ① NEW STREET TREE PER LEGEND.
- ② PARKING LOT SHADE TREE PER LEGEND.
- ③ FLOWERING ACCENT TREE PER LEGEND.
- ④ ASSORTED DROUGHT TOLERANT GROUND COVER PER LEGEND.
- ⑤ FOUNDATION SHRUB ALONG BUILDING PER LEGEND.
- ⑥ VERTICAL TREE ALONG BUILDING PER LEGEND.
- ⑦ PROPERTY LINE TREE PER LEGEND.
- ⑧ ENHANCED VEHICULAR PAVING CONSISTING OF 4'X4' GRID PATTERN CONC PAVING WITH MEDIUM SAND BLAST FINISH. 18" WIDE PERIMETER CONC. BAND WITH SAND BLAST FINISH.
- ⑨ RETENTION BASIN PER CIVIL DWGS.

PLANTING LEGEND

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
○	STREET TREE ALONG POTRERO BOULEVARD QUERCUS ILEX, HOLLY OAK 24" BOX SIZE	24	L
○	STREET TREE ALONG 4TH STREET JUGLANS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE	25	L
○	VERTICAL TREE AGAINST BUILDING ACACIA STENOPIHYLLA, SHOE-STRING ACACIA 16 GAL. SIZE	26	L
○	VERTICAL TREE AGAINST BUILDING CUPRESSUS SEMPERVIRENS, ITALIAN CYPRESS 24" BOX SIZE	22	L
○	PARKING LOT SHADE TREE ULMUS P. 'TRUE GREEN', CHINESE ELM 24" BOX SIZE	46	L
○	SECONDARY PARKING LOT SHADE TREE BRACHYCHITON POPULNEUS, BOTTLE TREE 15 GAL. SIZE	75	L
○	PROPERTY LINE SCREEN TREE PINUS ELDARICA, MONDELL PINE 24" BOX SIZE	88	L
○	RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE	29	L
○	LARGE FLOWERING ACCENT TREE GERCIDIUM F. DESERT MUSEUM, PALO VERDE 36" BOX SIZE	11	L
○	SMALL FLOWERING ACCENT TREE CHILOPSIS LINEARIS, DESERT WILLOW 24" BOX SIZE	9	L
○	PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 24" BOX SIZE	31	L
○	QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE	26	L

SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
○	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	M
○	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
○	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
○	ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE	L
○	CALISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L
○	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	SENECO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 36" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	TYP. EROSION CONTROL DROUGHT TOLERANT BANK PLANTING SUCH AS BACCHARIS MIXED WITH ASSORTED GRASSES.	M
	DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING:	M
	• ACHILLEA Millefolium 1.0 LBS/ ACRE • ESCHECHOLIA CAEPISTOSA 1.0 LBS/ ACRE • JUNCUS BIFURCUS 1.0 LBS/ ACRE • LEMMUS TRITICOIDES/S 6.0 LBS/ ACRE • DESCHAMPSIA DESPITOSA 4.0 LBS/ ACRE • FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE • HORDEUM BRACHYANTHERUM 5.0 LBS/ ACRE • MUHLENBERGIA RIGENS 1.0 LBS/ ACRE • MUHLENBERGIA MICROSPERMUM 3.0 LBS/ ACRE • HORDEUM DEPRESSUM 3.0 LBS/ ACRE	

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

GENERAL NOTES:
 • SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 • ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 • ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN WUCOLS REGION 4-SOUTH INLAND VALLEY.

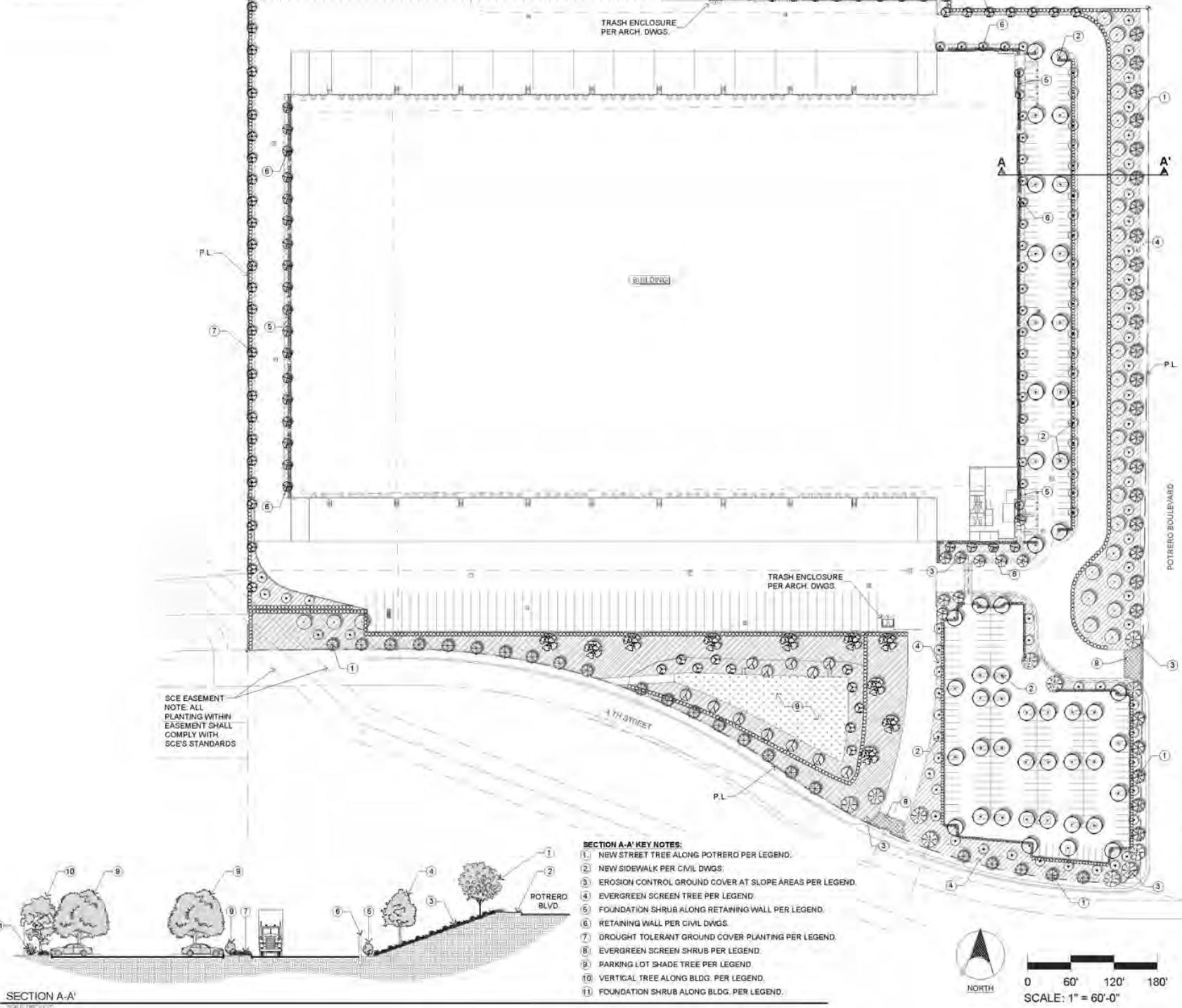
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

CONCEPTUAL PLAN NOTE:

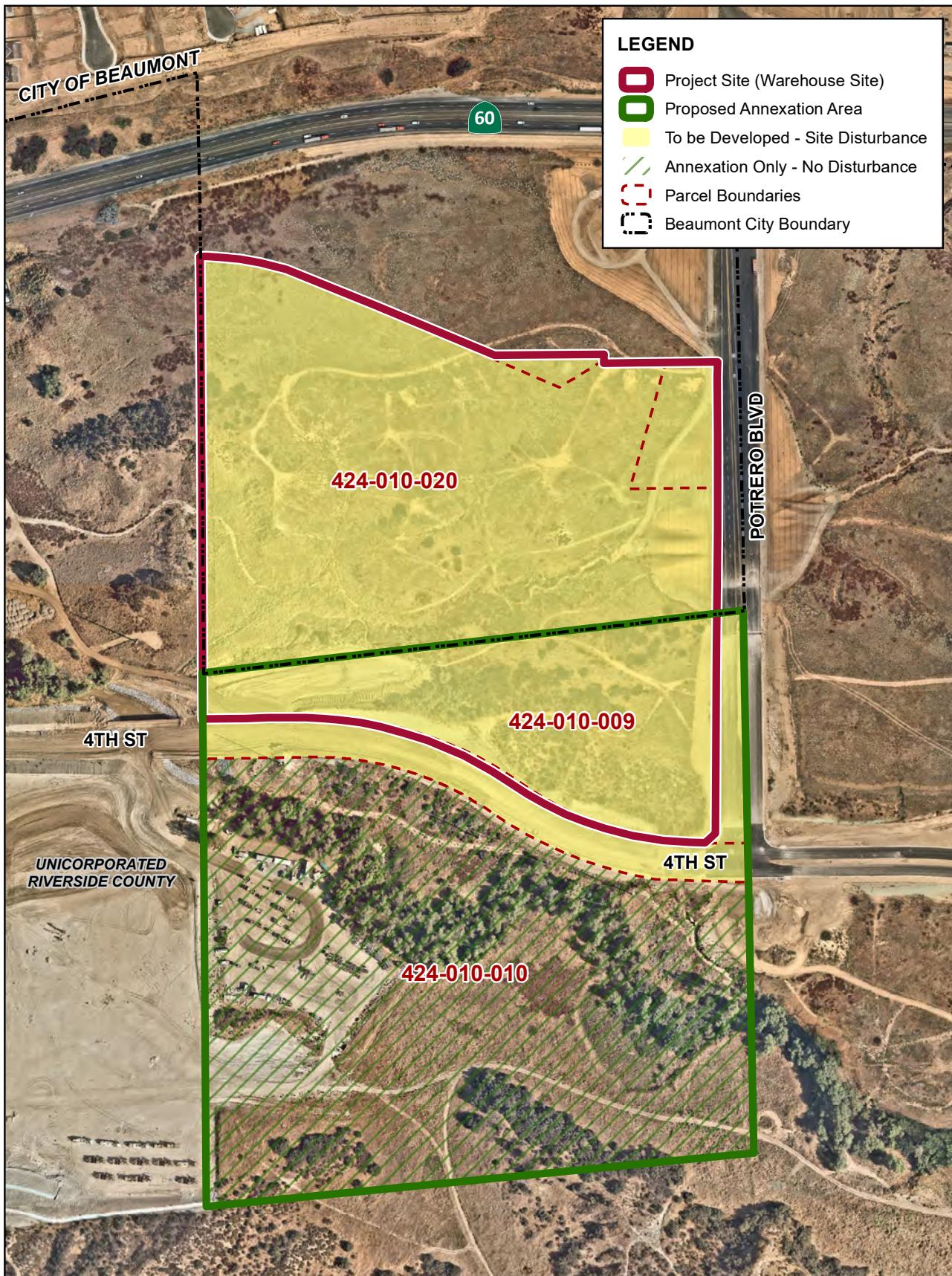
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.



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

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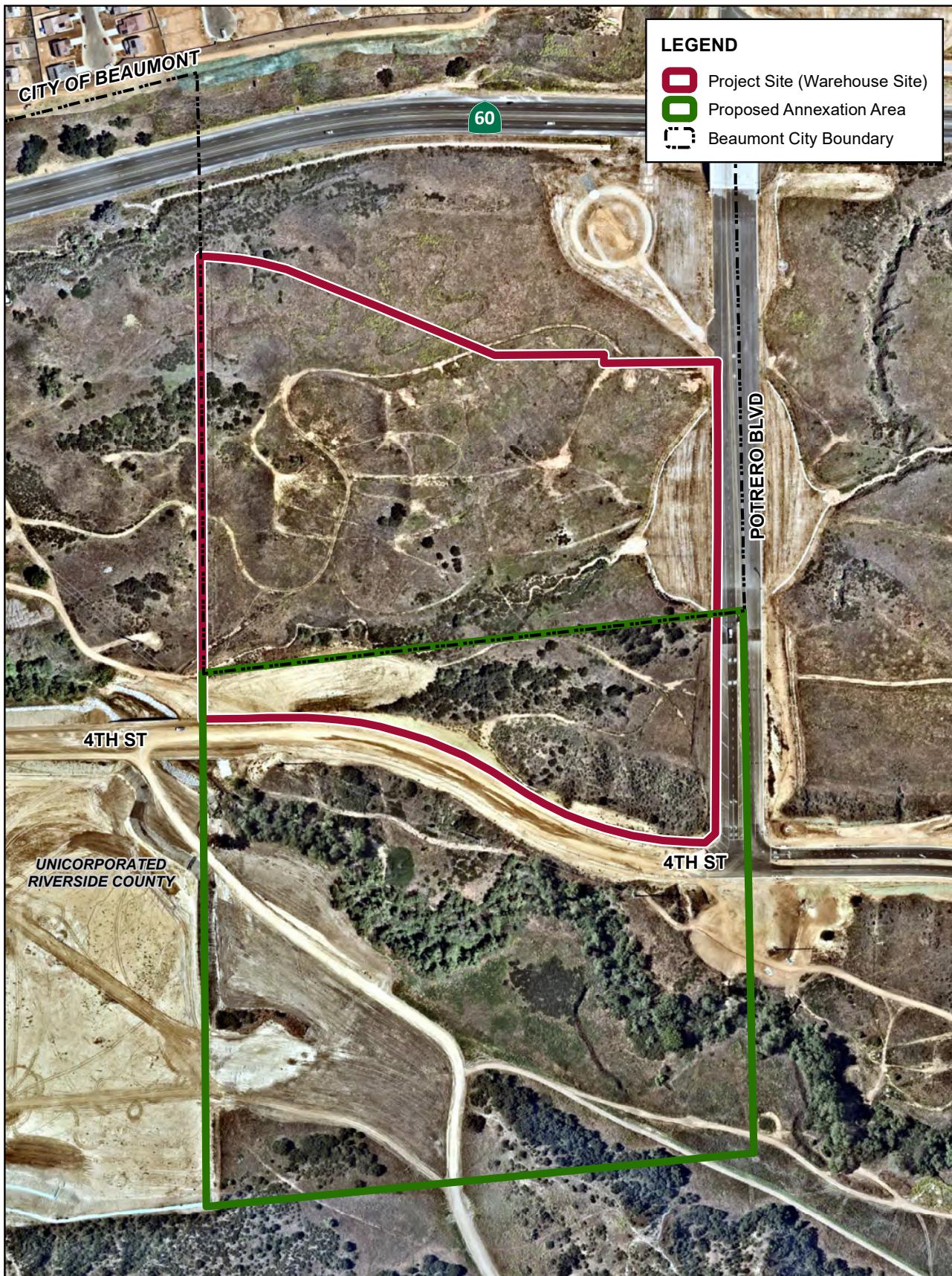
0 150 300
Feet

EXHIBIT 2-6: Project Boundaries
Potrero Logistics Center Warehouse Project



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Source: Near Map (Image dated 5/11/2020).

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0 150 300
Feet

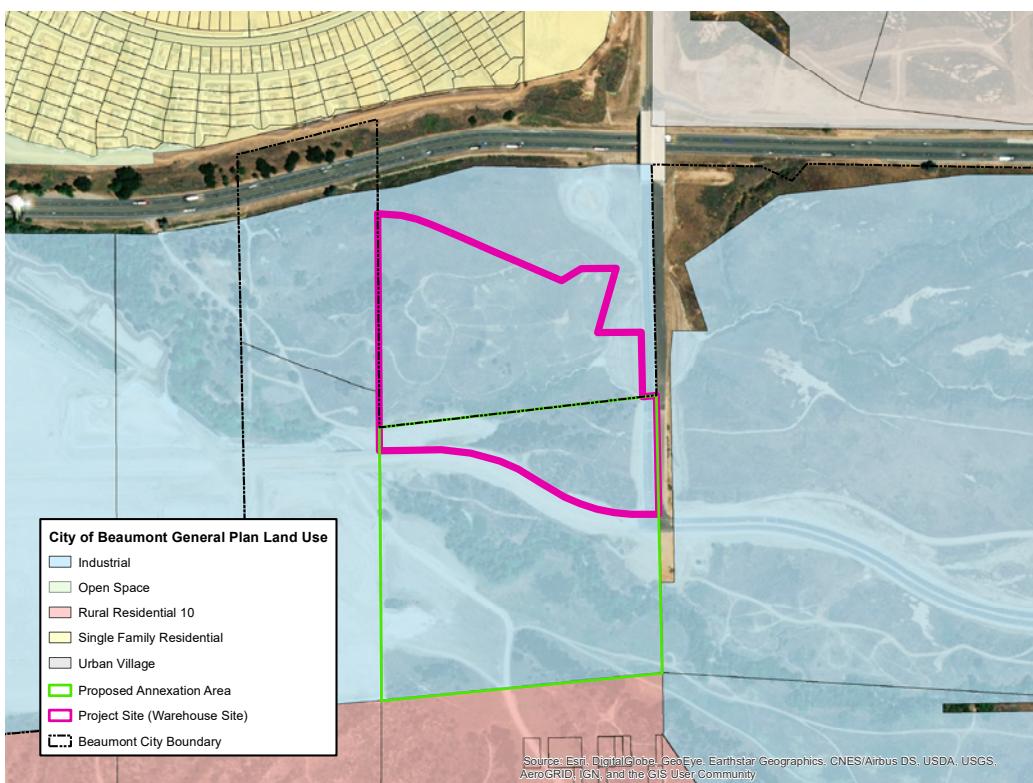
EXHIBIT 2-7: Aerial Map
Potrero Logistics Center Warehouse Project



Kimley »Horn

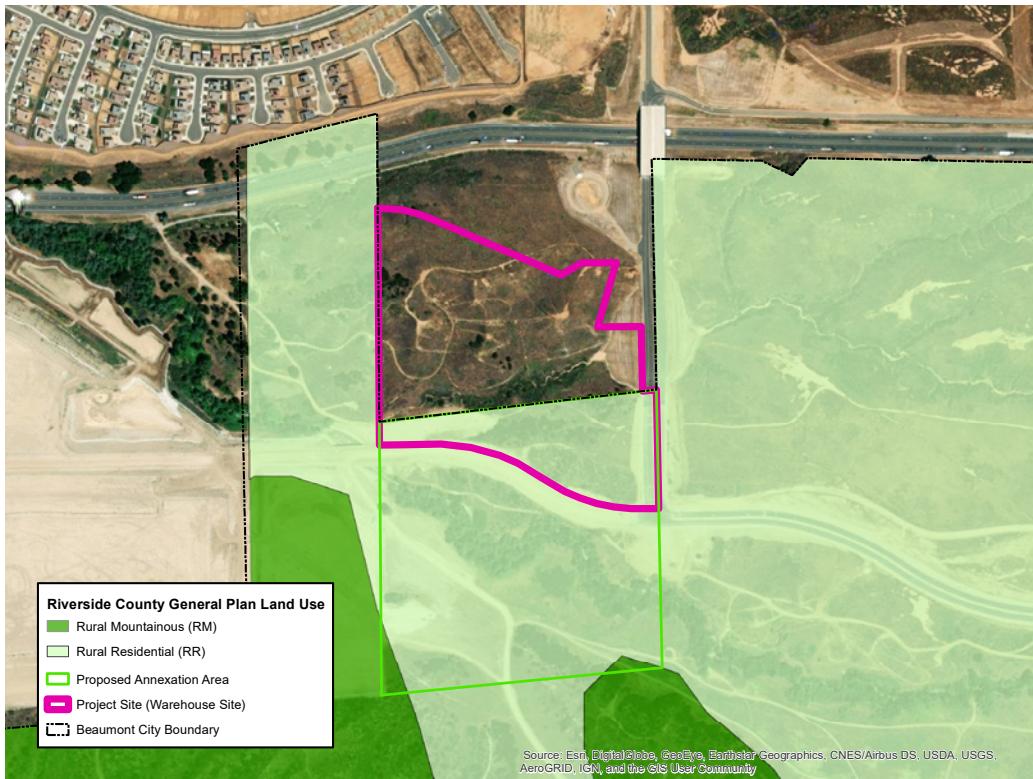
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City of Beaumont – General Plan Land Use



Source: ESRI, City of Beaumont (2021)

Riverside County – General Plan Land Use



Source: ESRI, County of Riverside (2021)

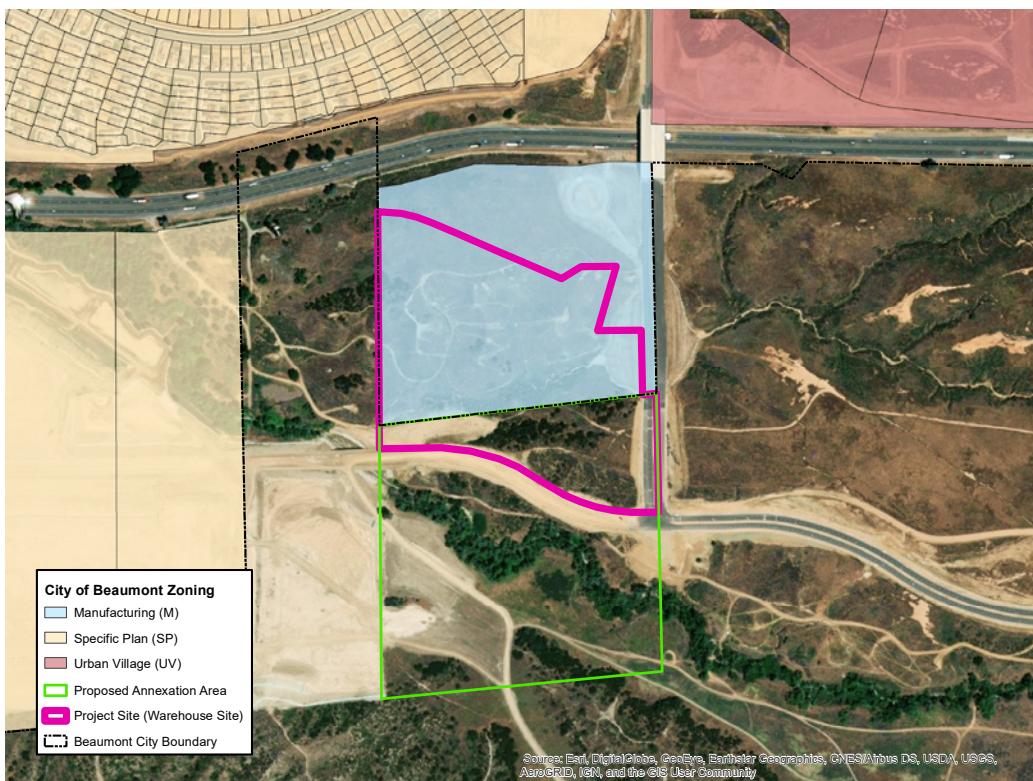
EXHIBIT 2-8: Existing General Plan Land Use Designations
Potrero Logistics Center Warehouse Project



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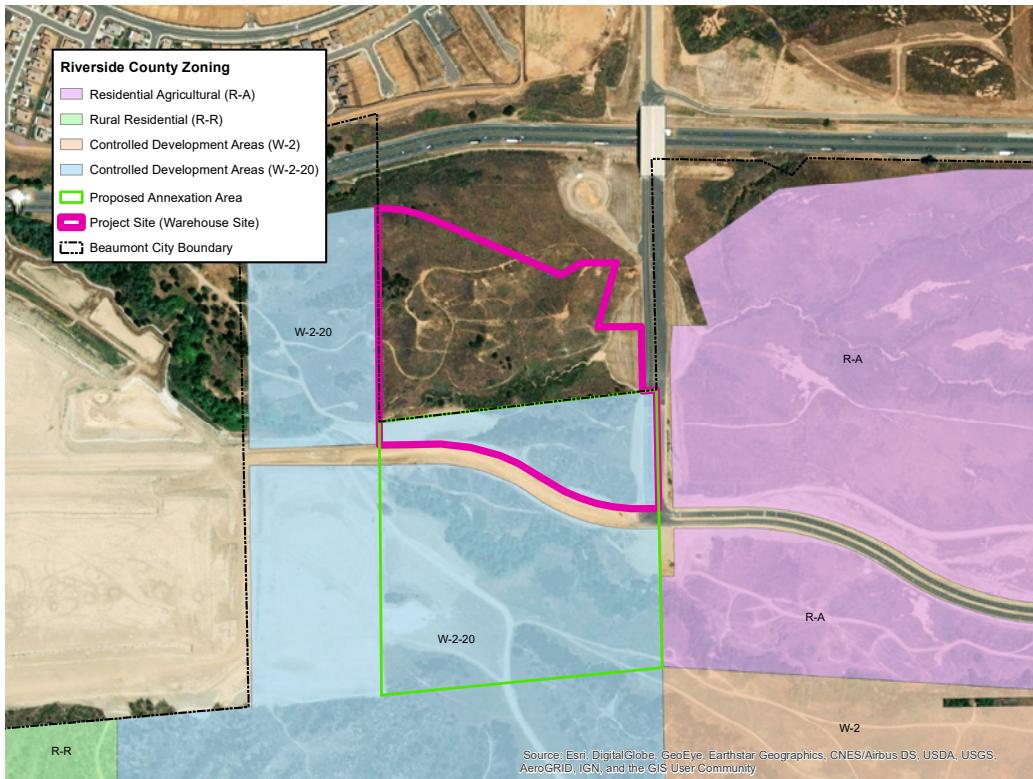
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City of Beaumont – Zoning



Source: ESRI, City of Beaumont (2021)

Riverside County – Zoning



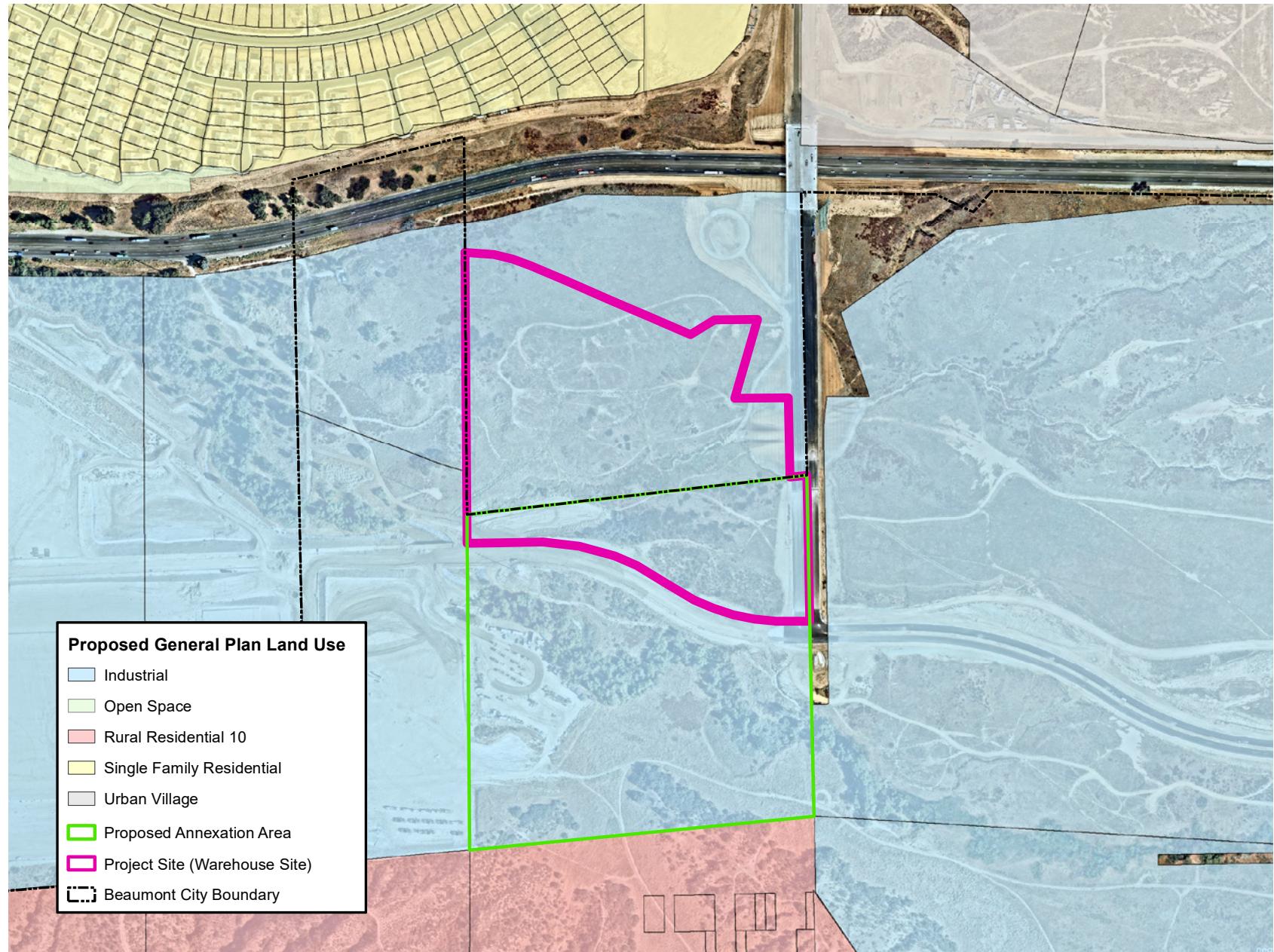
Source: ESRI, County of Riverside (2021)

EXHIBIT 2-9: Existing Zoning Designations
Potrero Logistics Center Warehouse Project



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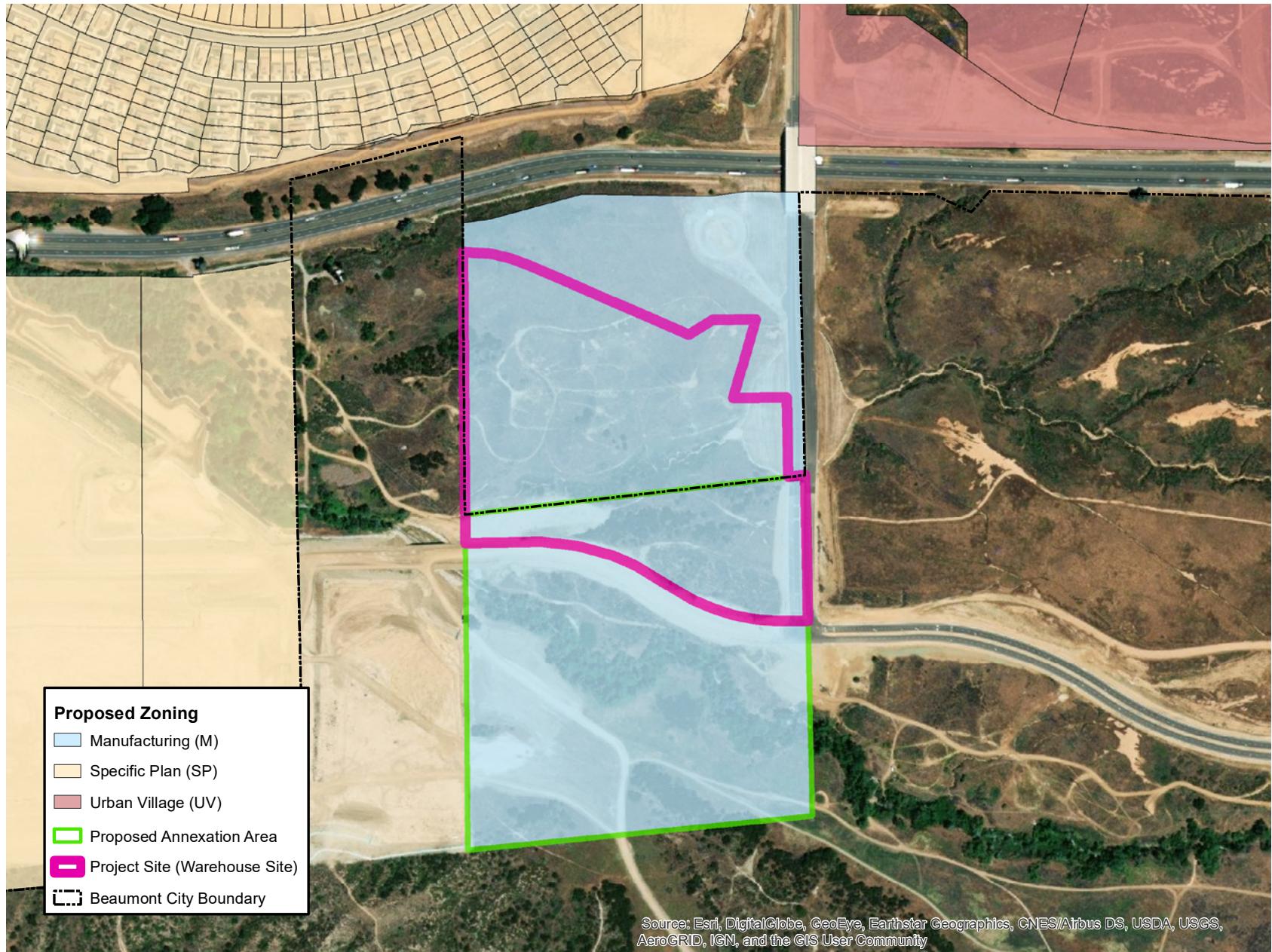
Source: ESRI, City of Beaumont (2021)

EXHIBIT 2-10: Proposed General Plan Land Use Designations
Potrero Logistics Center Warehouse Project



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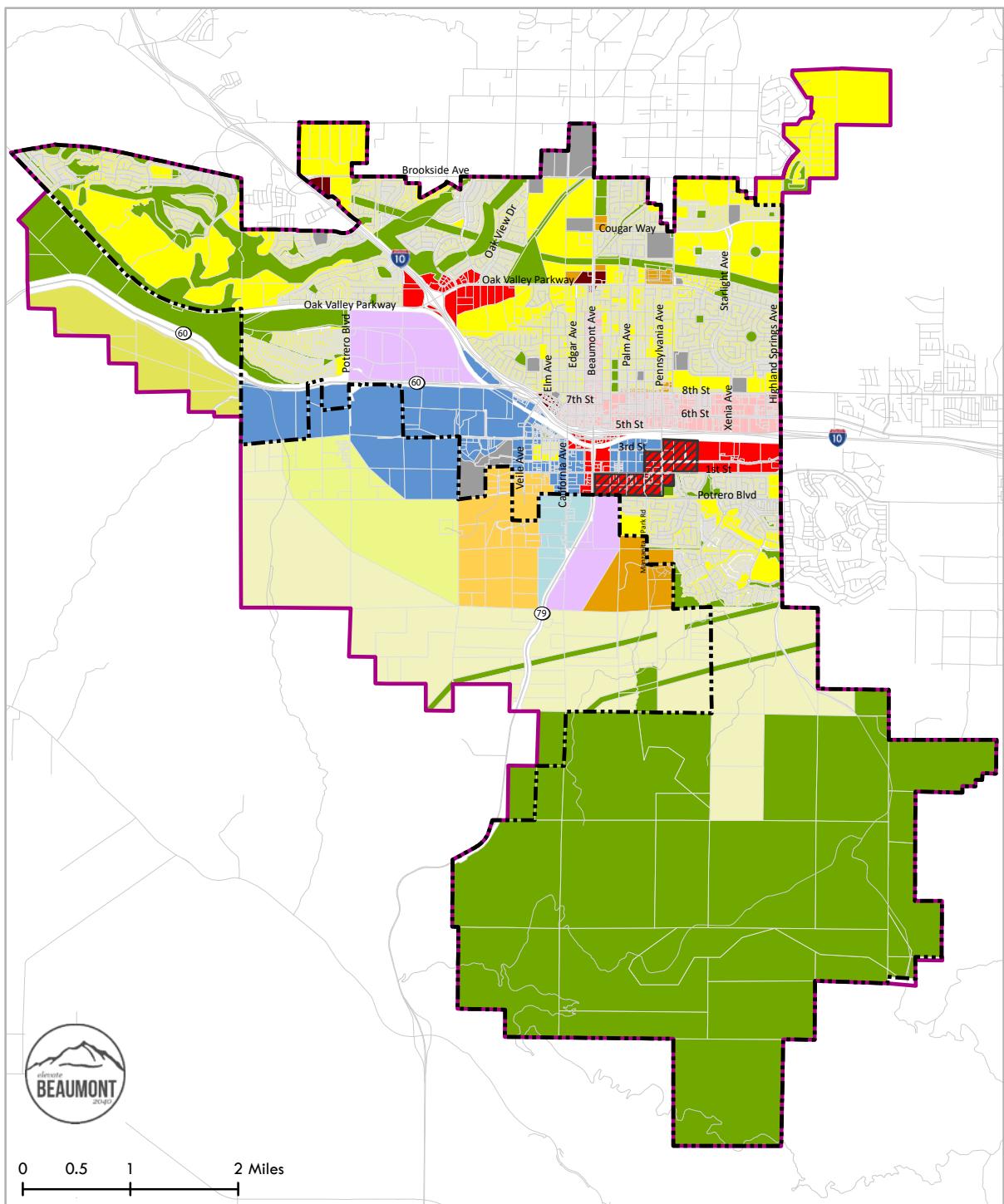
Source: ESRI, City of Beaumont (2021)

EXHIBIT 2-11: Proposed Zoning Designations
Potrero Logistics Center Warehouse Project



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LAND USE DESIGNATIONS

- City Boundary
- Sphere of Influence
- TOD Overlay
- Open Space
- Employment District
- Industrial

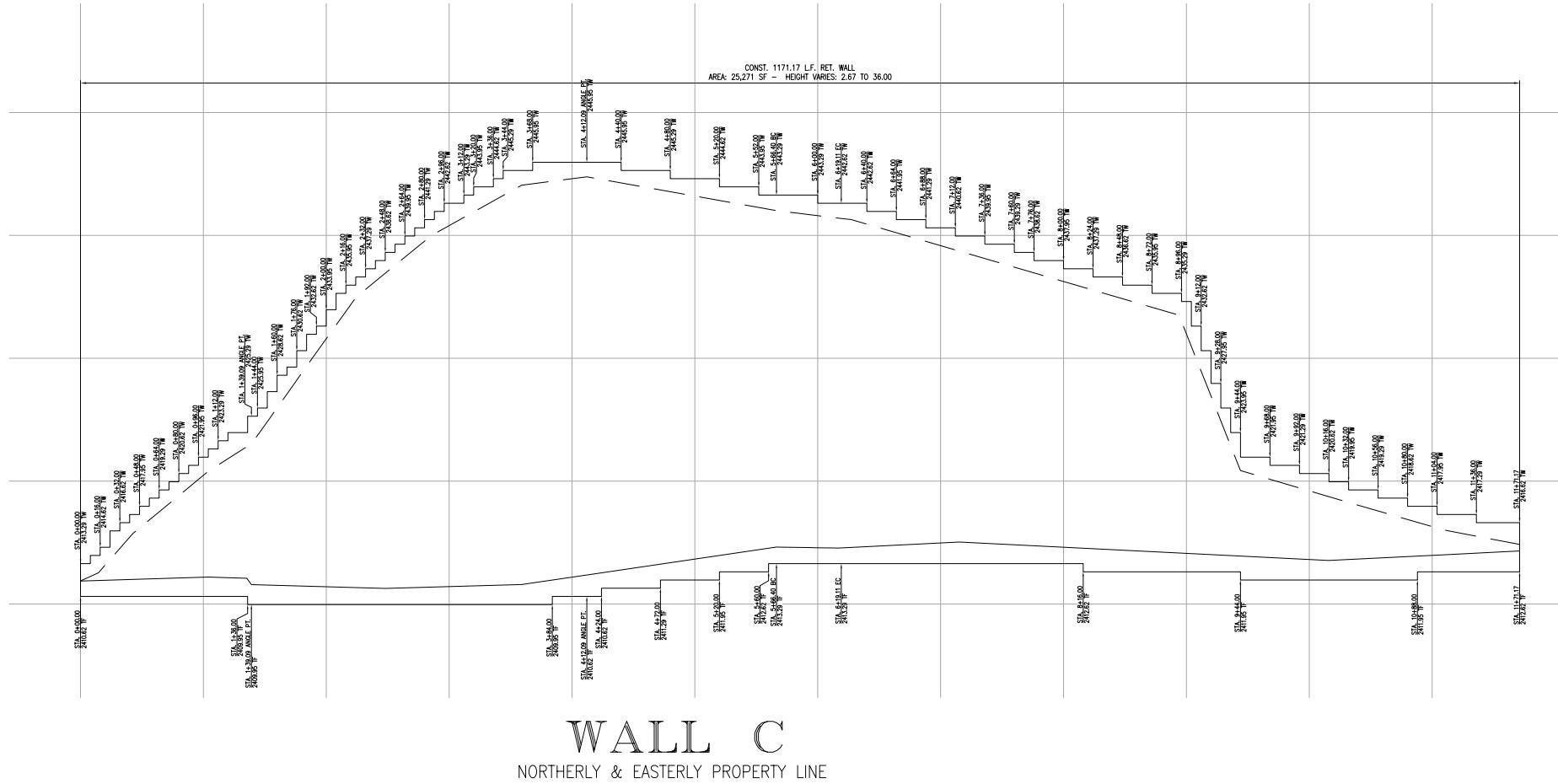
 High Density Residential	 Urban Village
 Traditional Neighborhood	 Downtown Mixed Use
 Single Family Residential	 General Commercial
 Rural Residential 1	 Neighborhood Commercial
 Rural Residential 10	 Public Facilities
 Rural Residential 40	

Source: ESRI, City of Beaumont (2021)

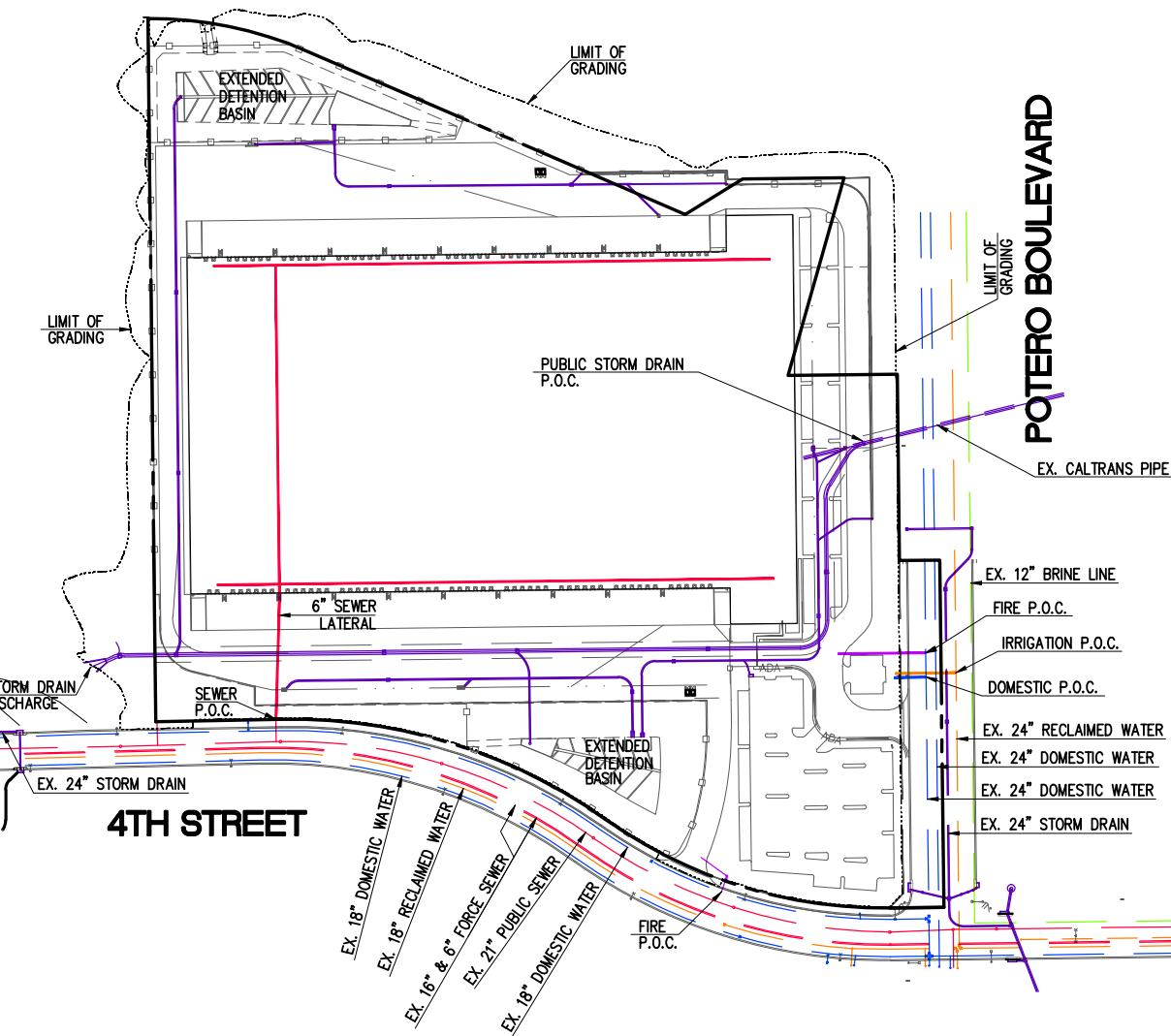
EXHIBIT 2-12: General Plan Update - Land Use Designations Map
Potrero Logistics Center Warehouse Project

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LEGEND:

- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FIRE
- PROPOSED DOMESTIC WATER
- EXISTING DOMESTIC WATER
- PROPOSED IRRIGATION
- EXISTING IRRIGATION
- EXISTING BRINE LINE

Source: Thienes Engineering, Inc., 2021

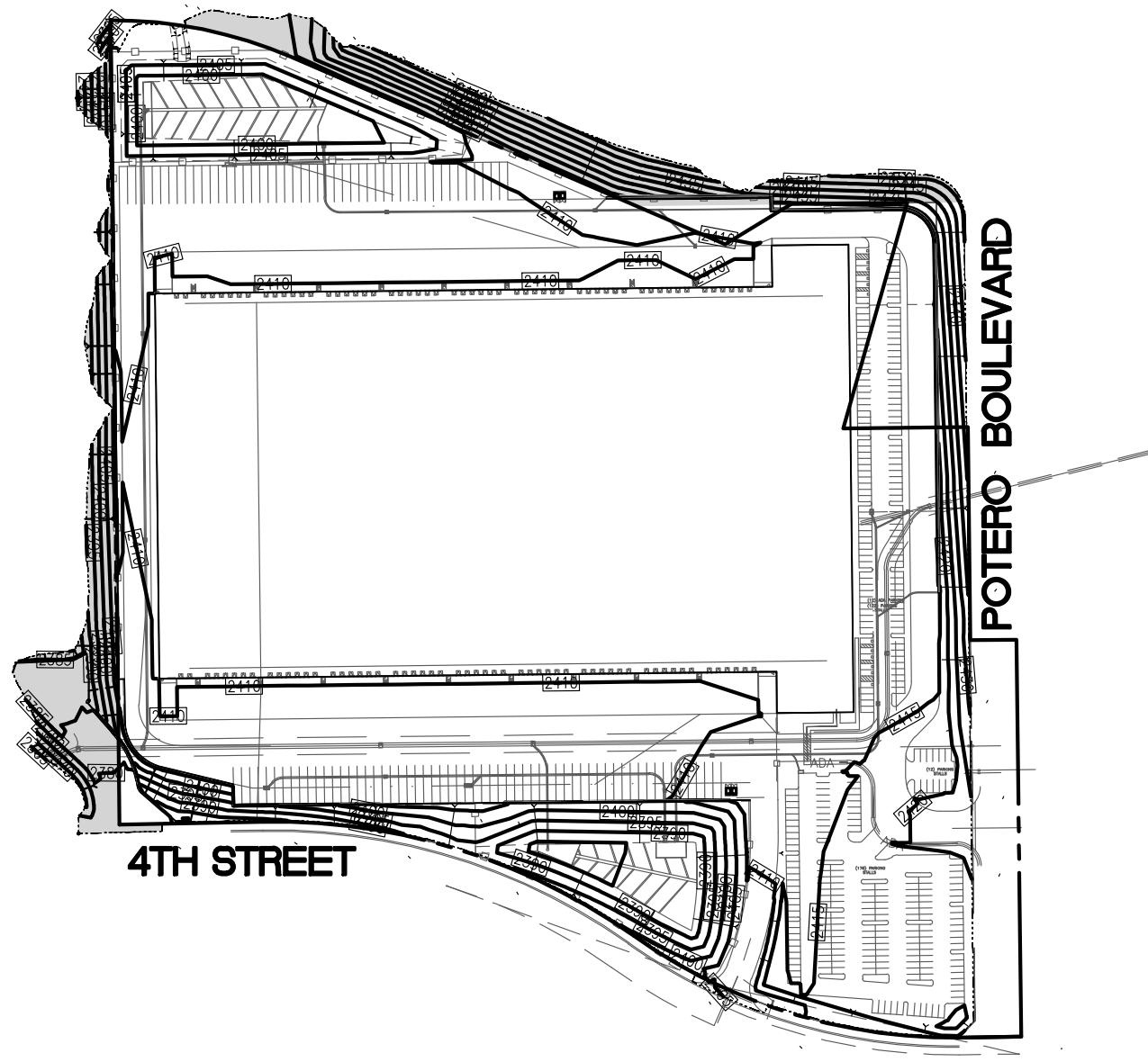
EXHIBIT 2-14: Project Utilities
Potrero Logistics Center Warehouse Project



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Source: Thienes Engineering, Inc., 2021

EXHIBIT 2-15: Offsite Grading Areas
Potrero Logistics Center Warehouse Project



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