



**Staff Report**

**06-PP-10**

**Page 2**

property along with the existing trees on the third street frontage. The remaining portions consists of shrubs and ground cover along with turf.

The building facing Third Street will have a stucco exterior with large windows. The interior buildings will have either a stucco finish or metal siding with roll up doors for RV storage. The Parking at the entry is provided by 14 parking spaces and one handicapped spaces.

Further submittals to staff will be required to provide detailed landscape and irrigation plans and colors and materials for the buildings. No sign permit application or details on the sign has been submitted. A condition of approval requires the applicant to submit a sign permit application for approval by the Director of Planning.

Tentative Parcel Map No. 34850

The subdivision map for this area is a "one-lot" subdivision, essentially dividing the property for condominium ownership conditions. All internal improvements, including drive isles, landscaping and other improvements would be maintained by an Owners' Association (HOA).

Environmental Documentation

Staff has prepared an Initial Study pursuant to the provisions of the California Environmental Quality Act (CEQA). Staff concluded that the project could not have a significant effect on the environment, and negative declaration will be prepared.

***FINDINGS:***

In order for the City Council to approve the subject proposal, the following findings need to be made

1. The proposed use is substantially in conformance with the intent of the Beaumont General Plan.
2. The subject use is permitted in the proposed zoning designation with approval of a Subdivision Map by the City Council and approval of a Plot Plan by the Planning Commission.
3. The proposed use will not adversely affect the environment, and the adoption of a Negative Declaration is warranted pursuant to the provisions of the California Environmental Quality Act.

**Staff Report**  
**06-PP-10**  
**Page 3**

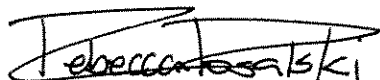
4. The proposed use will not adversely affect the health, safety and welfare of the area, and will be consistent and compatible with existing and planned uses in the vicinity.
5. The proposed project is consistent with the provisions of Title 17 of the Beaumont Municipal Code, the State Subdivision Map Act and the City's Subdivision Ordinance.
6. The proposed project is consistent and compatible with adjoining and surrounding land uses and, with the proposed conditions of approval, will be accommodated by the existing vehicular circulation system in the vicinity.

***RECOMMENDATION:***

Staff recommends that the City Council:

1. Hold a Public Hearing
2. Adopt Negative Declaration No. 06-ND-09 and approve Tentative Tract Map No. 34966 for a period of two years, based upon the findings indicated herein, subject to the proposed conditions of approval.

Very truly yours;  
CITY OF BEAUMONT



Rebecca Posalski  
Assistant Director of Planning

**CITY OF BEAUMONT  
SUBDIVISION  
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 34966  
PLOT PLAN NO. 06-PP-10  
NEGATIVE DECLARATION NO. 06-ND-09  
APN: 419-220-006, 007 & 008  
Folsom Architects**

**CITY COUNCIL  
APPROVAL DATE:**

**February 6, 2007**

**1.0 STANDARD CONDITIONS**

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 34966 and PLOT PLAN 06-PP-10**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.6, Conditions 3.1 through 3.9, Conditions 4.1 through 4.8, Conditions 5.1 through 5.14, Conditions 6.1 through 6.4, Conditions 7.1 through 7.3, Conditions 8.1 through 8.7; and pages 1 through 10, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 34966, PLOT PLAN 06-PP-10 and Negative Declaration 06-ND-09** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 This conditionally approved tentative map and plot plan will expire two (2) years after the original approval date of the tentative map, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 2 of 10**

development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the Plot Plan occurred on January 9, 2007. Approval of the tentative map by the City Council occurred on February 6, 2007.

- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director, if determined to be necessary, prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.
- 1.9 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
- 1.10 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
- 1.11 The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 3 of 10**

substantially with that as shown on the plot plan, unless otherwise amended by these conditions of approval.

- 1.12 All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
- 1.13 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

Exhibit "A" - Site Plan

Exhibit "B" - Grading and Erosion Control Plan

Exhibit "C" - Landscape and Irrigation Plan

**2.0 AGENCY CONDITIONS**

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements set forth by the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District.

**3.0 RECORDATION CONDITIONS**

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 4 of 10**

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

County Fire Department  
City Police Department  
City Community and Economic Development Department  
Beaumont Cherry Valley Water District  
Beaumont Unified School District

- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 Utilities shall be installed underground as approved by the Public Works Director.
- 3.6 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.7 Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 5 of 10**

- 3.8 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.9 Covenants, Conditions, and Restrictions (CC&R's), to be approved by the Director of Planning, shall be recorded in order to establish a property owners association, provisions for reciprocal access and parking, and provisions for permanent maintenance of common facilities. The CC&R's shall limit items to be stored in the facility to recreational vehicles, boats and personal, non-commercial vehicles. Additionally, the CC&R's shall prohibit overnight lodging at the facility.

**4. DEVELOPMENT STANDARD CONDITIONS**

All the following conditions shall be satisfied prior to the commencement of any use allowed by this permit:

- 4.1 Site improvements shall be constructed in accordance with the following provisions:
  - 4.1.a On-site driveways and parking areas shall be surfaced with asphalt or concrete as approved by the Public Works Director. Handicapped parking shall be provided consistent with City standards.
  - 4.1.b Utilities shall be installed underground as approved by the Public Works Director.
  - 4.1.c Any future access on Beaumont Avenue shall be limited to right-turn movements only, and shall be subject to prior approval by Caltrans.
- 4.2 All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. A sign permit application shall be submitted for the approval of the Planning Director. Free-standing signage shall be limited to a single monument sign with a maximum area of thirty (30) square feet and a maximum height of five (5) feet. Building mounted signage shall be in the form of channel letters and shall comply with relevant city sign standards.
- 4.3 Any proposed outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the City of Beaumont's Outdoor Lighting Ordinance.

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 6 of 10**

- 4.4 Color and materials samples for the building shall be submitted for the approval of the Director of Planning prior to issuance of building permits. The front of the building shall employ at least two paint colors and/or textures to improve architectural/visual interest. Roofing materials are to be of earth toned color to match the cultured stone textures on the elevations.
- 4.5 Any walls to be built along the surrounding property lines must be block walls.
- 4.6 All trash enclosures are required to have metal doors. Chain link gates are not permitted.
- 4.7 A hazardous gas detector shall be installed in each unit in the project and shall be connected with the projects security system.
- 4.8 The “stucco-tech” exterior finish shall be employed along the Maple Street frontage.

**5.0 GRADING CONDITIONS**

- 5.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
  - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
  - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
  - c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
  - d. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
  - e. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
  - f. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 7 of 10**

of the road right-of-way.

- g. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
  - h. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
  - i. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 5.2 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 5.3 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 5.4 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
  - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
  - c. Preliminary pad and roadway elevations.
  - d. Areas of temporary grading outside of a particular phase.
- 5.5 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 5.6 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.

**TENTATIVE TRACT MAP NO. 34966**  
**PLOT PLAN 06-PP-10**  
**Conditions of Approval**  
**Page 8 of 10**

- 5.7 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 5.8 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 5.9 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
- 5.10 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 5.11 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
- 5.12 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
- 5.13 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.
- 5.14 Prior to the issuance of a grading permit, the developer shall cause to be prepared Conditions,

Covenants and Restrictions (CC&R's) for the review and approval of the Planning Director, which shall include provisions requiring formation of a owners' association which shall be responsible for the ownership and maintenance of any water quality basin, conservation area, open space or other facility required to be constructed, set aside or improved for purposes set forth in any regulatory permit, including but not limited to those issued by the State of California or the U.S. Army Corps of Engineers. The CC&R's shall be recorded and in force prior to the issuance of any occupancy permit or final building inspection.

### **6. LANDSCAPING & IRRIGATION CONDITIONS**

Prior to the issuance of permits the following conditions shall be satisfied as approved by the Planning Director:

- 6.1 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Community and Economic Development Department.
- 6.2 All landscape materials and irrigation improvements shall be installed and fully operational prior to final inspection and occupancy.
- 6.3 A dense row of trees subject to the approval of the Planning Director shall be planted along the Maple Avenue frontage.
- 6.4 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Commission for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
  - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
  - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

### **7.0 BUILDING CONDITIONS**

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 7.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:

Beaumont Unified School District  
Beaumont-Cherry Valley Water District

- 7.2 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval. For commercial properties, approved roof mounted equipment must be full screened from view as approved by the Director of Planning.
- 7.3 All buildings must have illuminated address numbers.

### **8.0 FINAL INSPECTION/OCCUPANCY CONDITIONS**

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 8.1 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 8.2 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.
- 8.3 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 8.4 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 8.5 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 8.6 Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.
- 8.7 Any alarms installed in the building requires an Alarm Users license from the City of Beaumont Building and Safety Department pursuant to Beaumont Municipal Code Chapter 8.36

**CONDITIONS OF APPROVAL  
EUCALYTUS @ BEAUMONT R.V. STORAGE  
Plot Plan No. 06-PP-10  
December 14, 2006**

**1.0 - GENERAL**

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan, Master Plans, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required and approved by the Public Works Director.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the Public Works Director.
  - 1.21 Plans Required:
    - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets
    - B. Mass Grading Plan - Plan at 1" = 100', Rough grading 1"=40' and Precise grading plan 1"=30'
    - C. Master Water, Sewer, Storm Drain and Utility Plan - Plan at 1" - 100'
    - D. Landscape/Irrigation – Plan at 1"=40'
    - E. Electrical and Street Lighting Plan 1"=40'
    - F. Composite underground Utility Plan at 1"=40' showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.

1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:

- A. All easements within the City of Beaumont's rights of way shall be subordinated to the City of Beaumont.
- B. All off-site right-of-way required shall be acquired by the subdivider pursuant to the subdivision map act and the Beaumont Municipal Code.

1.23 Reports Required:

- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of the final map for checking.
- B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the Public Works Director along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed roadcuts and stability of manufactured slopes.

The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Director for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the Subdivider.

Permits to build structures will not be issued until a report has been submitted by a geotechnical/civil engineer and approved by the Public

Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading.

1.3 Fees Required:

- A. At the time of first submittal of Final Map and improvement plans, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City Resolution No. 1990-44. An Engineer's estimate of construction shall be prepared by the subdivider and approved by the Public Works Director.
- B. At the time of requesting recordation of Final Map, the Subdivider shall provide to the City a cash deposit based on the requirements of City Resolution No. 1990-44. This deposit shall guarantee setting of final survey monumentation within the Parcel Map. Said deposit will be refunded after the Public Works Director verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permits to construct any public improvements, the Subdivider shall pay to the City of Beaumont all applicable fees based on the requirements of City of Beaumont Resolution No. 1990-44.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the subdividers and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.

**SECTION TWO – STREET IMPROVEMENTS**

- 2.10 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study prepared for this development. The Subdivider shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The subdivider shall obtain all required right-of-ways, construct all street improvements at the times required by the Traffic Study and

approved by the Public Works Director.

- 2.20 On-site street improvements shall be constructed as follows:
- 2.21 Third Street and Maple Avenue shall be constructed half width using 22-foot wide pavement on a 40 -foot right of way with 6- foot wide sidewalk. Developer is likewise required to improve beyond project boundary that might be necessitated by design. Developer's engineer shall coordinate with the improvements per Ted Burton Underground to the east.
  - 2.22 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index as approved by the Public Works Director.
  - 2.23 All sidewalks shall have a minimum unobstructed width of six feet, and the location of pedestrian ramps shall be based on approved standards in accordance with federal and state laws at the time of recordation.
  - 2.24 All curb heights and gutter widths shall be based on Standard 200/201. Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the Public Works Director.
  - 2.25 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
  - 2.26 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.
  - 2.27 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the Public Works Director.

- 2.28 Prior to issuance of buildings permits, two points of ingress and egress shall be constructed as approved by the Public Works Director.
- 2.29 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications unless otherwise approved by the Public Works Director.
- 2.30 Existing power lines within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.31 All conditions under this section are conditions precedent to issuance of occupancy permit.

**SECTION THREE – SEWER IMPROVEMENTS**

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.20 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the Public Works Director. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Director. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12" thick and 12" wide must be provided.

**SECTION FOUR - WATER IMPROVEMENTS**

- 4.10 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc.

may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Public Works Director.

**SECTION FIVE - STORM DRAIN IMPROVEMENTS**

- 5.10 The Subdivider shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. Where storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided as recommended in the Hydrology/Hydraulics report and approved by the Public Works Director.
- 5.12 Prior to the recordation of each final map the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition. The subdivider shall obtain a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the Public Works Director.
- 5.13 All drainage pipes must meet the minimum D-Loading required for type of installation. Under no circumstance will the depth of cover be less than 36" unless other wise approved by the Public Works Director

**SECTION SIX - TRAFFIC SAFETY**

- 6.10 Prior to the recordation of the final map, the Subdivider shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall utilize high-pressure Sodium Vapor lamps.

- 6.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the Public Works Director for approval.
- 6.12 During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Public Works Director. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

**SECTION SEVEN - ONSITE IMPROVEMENTS**

- 7.10 All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto an adjacent lot or property adjacent to the tract. Lots shall be protected from storm runoff as approved by the Public Works Director.
- 7.11 Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Public Works Director.
- 7.12 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required by Public Works Director to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "flat" area of five feet width in all side yards.

**SECTION EIGHT - PARK AND LANDSCAPING**

**SECTION NINE – OFFSITE UTILITIES**

- 9.10 All existing and proposed utilities shall be underground. The Developer at its' own expense shall have existing overhead power, telephone and other utilities along its' project frontage be underground.

**MISCELLANEOUS**

- 10.0 In no event that approval of this project shall landlock a parcel of land

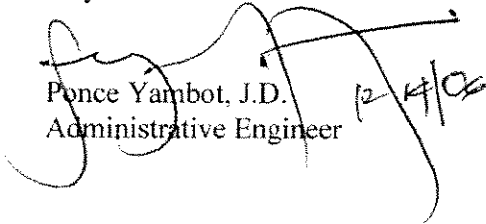
*Public Works Department  
Plot Plan No.06-PP-10  
Conditions of Approval  
EUCALYPTUS @BEAUMONT R.V. STORAGE  
Page 8 of 8*

currently owned by DuraPlastic. Before submission of grading plans, the developer shall prove or demonstrate to the City that landlock situation is avoided.

- 10.1 The developer shall also provide documentations that utility connections is physically and legally possible by providing easement/s documentation and ensuring adequate slope and sewer capacity.

Sincerely,  
City of Beaumont

Ponce Yambot, J.D.  
Administrative Engineer

A handwritten signature in black ink, appearing to be 'Ponce Yambot', is written over the typed name. To the right of the signature, the date '12/17/06' is handwritten.

**CITY OF BEAUMONT**  
**ENVIRONMENTAL ANALYSIS**

**INITIAL STUDY CHECKLIST**

CEQA suggests format and content for Initial Studies, including topical checklists to assist in evaluation of a project's potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

**PROJECT TITLE**

Plot Plan 06-PP-10, TM 34966 and Negative Declaration No. 06-ND-09

**LEAD AGENCY NAME AND ADDRESS**

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA. 92223

**PROJECT SPONSOR'S NAME AND ADDRESS**

Folsom Architect  
3365 E. Miraloma Ave #207  
Anaheim, CA 92806

**PROJECT LOCATION**

Southwest corner of Third Street and Maple Avenue. (419-220-006, 007, & 008)

**GENERAL PLAN AND ZONING DESIGNATIONS**

**Zoning:** M-L (Light Manufacturing)

**General Plan:** Business Park

**PROJECT DESCRIPTION**

Development of a motorhome storage facility with 9 buildings totaling 77,486 square feet on a 4.53 acre parcel. The proposal includes a "one-lot" subdivision to allow for a condominium form of ownership.

## **EXPLANATION OF CHECKLIST CATEGORIES**

Potential environmental effects of the project are classified and described within the Checklist under the following general headings:

- “No Impact” applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”
- “Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.
- “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Incorporated mitigation measures should be outlined within the checklist, and a discussion should be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.
- “Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigatable environmental impact. If there are one or more items identified as a “Potentially Significant Impact,” an EIR is required.

**INITIAL STUDY CHECKLIST AND SUBSTANTIATIONS**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less - Than - Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Substantiation:**

**I. AESTHETICS.**

**a) *Have a substantial adverse effect on a scenic vista?***

The project will be implemented in an urban context. There are no designated scenic vistas or significant natural features in the vicinity of the project site. Therefore, the project will have no impact in this regard.

**b) *Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?***

The project is generally considered compatible with visual and aesthetic attributes of vicinity properties, which also exhibit urban development. There are no designated scenic resources or features in proximity to a scenic highway near the project. As such, the project will have no impact in this regard.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project is considered visually and aesthetically appropriate for its context and does not represent a detrimental alteration of the existing visual attributes of the site or vicinity. As such, the potential for the project to have a demonstrable negative aesthetic effect is considered negligible.

d) *Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?*

The proposed project will include lighting in compliance with City requirements to illuminate the site without causing undue light or glare, or compromising views. The project lighting will not substantially change the overall lighting level in the area. Compliance with City standards will ensure that any potential light and glare impacts remain at a less-than-significant level.

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	Potentially Significant	Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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**II. AGRICULTURE RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**II. AGRICULTURE RESOURCES**

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No portions of the project site are currently under active cultivation, nor is the project area or surrounding land designated as farmland of local, regional or statewide importance.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The site is not zoned for agricultural uses, nor designated for agricultural purposes by the City's General Plan. Further, no Williamson Act contracts are in place for the proposed project site.

c) *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

Please refer to Item a), above.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**III. AIR QUALITY** - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**III. AIR QUALITY.**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

The proposed project is located within the South Coast Air Basin (SCAB), which is a non-attainment area for Federal and State criteria air pollutants including suspended particulates, carbon monoxide and ozone. Development of the proposed project could result in the temporary production of additional criteria air pollutants within the SCAB; however these increases are below the threshold of significance for both construction and operation of the proposed project, as described in the following paragraphs. Due to the limited scope and scale, the project's potential to conflict with or obstruct implementation of applicable air quality plans is considered less-than-significant.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Due to the limited extent of the proposed project, the proposal is not expected to result in significantly increased air emissions. Following are discussions regarding short-term construction emissions, and long-term operational emissions potentially generated by the project.

**Construction Emissions**

Temporary emissions impacts will result from project-related construction activities, including grading and preparation of the project site, and construction of the proposed improvements. During site preparation and construction, air pollutants will be emitted by construction equipment. Fugitive dust (PM10 emissions) will also be generated during operations related to site preparation.

Relative to temporary construction impacts, the 1993 SCAQMD CEQA Air Quality Handbook provides a grading area threshold of 177.0 acres of affected development area per quarter. Potential air quality impacts associated with site preparation of the approximately .468-acre project improvement area are therefore considered less-than-significant. Further, SCAQMD Rule 51 requires the application of water to stabilize soil at active construction sites. Water application during grading and site preparation activities, as required under this regulation, typically reduces PM10 emissions by fifty (50) percent.

**Operational Emissions**

The project is estimated to generate a minor number of daily vehicular trips.

With regard to stationary source emissions, the low intensity and small scale of facilities proposed by the project will require a minimal amount of energy consumption to operate. Stationary source emissions generated as a result of the project are anticipated to be negligible.

Based on the preceding discussions, construction and operation of the proposed project will not violate any air quality standard or contribute to an existing or projected air quality violation.

**c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?***

As previously stated, development of the proposed project could result in the temporary production of additional criteria air pollutants within the SCAB; however these increases are below the threshold of significance for both construction and operation of the proposed project.

**d) *Expose sensitive receptors to substantial pollutant concentrations?***

As supported by the discussion presented under Item a), above, the proposed project is considered a negligible source of air emissions. Further, the project site is within an industrial/commercial area of the City. On this basis, potential project-related air emissions impacts on sensitive receptors are considered negligible.

**e) *Create objectionable odors affecting a substantial number of people?***

No objectionable odors are anticipated as a result of project operation/development. Temporary, short-term odor releases are potentially associated with project construction activities. Potential odor sources include, but are not limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan which identifies odor sources, odor-generating materials and quantities on site, and isolation/containment devices or mechanisms to prevent significant release of odors.

In accordance with current practices and City of Beaumont Ordinances, all wastes are to be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. Further, it is expected that any associated odors would quickly dissipate and would not adversely affect vicinity properties. As supported by the preceding discussions, the potential for the project to create objectionable odors is considered negligible.

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	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES.** Would the Project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, polices, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) though direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

#### IV. BIOLOGICAL RESOURCES.

- a) *Have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The site has been altered from its natural state. The site is devoid of any natural habitat and has no significant biological resource value. The project will have no impacts on endangered, threatened, or rare species or their habitats; or locally designated species.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No riparian habitat exists within the project site or in the project vicinity. Urbanization has replaced native vegetation with non-native grasses, hedges, and trees. Any existing vegetation serves as habitat for local common species that will likely relocate subsequent to implementation of the project. Implementation of the project would not affect any riparian habitat or other sensitive natural community.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

As proposed, the site will be substantially paved and developed. There are no water elements on the site or in proximity. No wetlands habitat exists within the project site or in the project vicinity. Implementation and operation of the project would not affect wetlands habitat that may exist upstream or downstream of the proposal. As supported by the preceding discussion, the project will have no impact on wetland habitat.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?*

The project site is not designated as, nor is it considered potentially valuable as, wildlife dispersal or migration corridors, or as a wildlife nursery site, and is entirely surrounded by urban uses. As such, the project will have no impacts in this regard.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No local preservation or conservation plans or policies have been identified as applicable to the subject site. These environmental concerns are thus not applicable to implementation of this project. The project will have no impact on preservation or conservation plans.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, the Western Riverside County Multiple Species*

***Habitat Conservation Plan (MSHCP), or other approved local, regional, or state habitat conservation plan?***

With the exception of the Western Riverside County MSHCP, no local, State or regional preservation or conservation plans or policies have been identified as applicable to the subject site. The project will be required to pay fees as established by the MSHCP. The project will have no adverse impact on preservation or conservation plans.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**V. CULTURAL RESOURCES.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**V. CULTURAL RESOURCES.**

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

No unique or historical resources are known to exist on the project site. Based on the site alterations, the likelihood of encountering such resources on the surface is considered remote. Should such resources be discovered during the course of construction, the construction activity would be immediately halted and a cultural records search/survey would be conducted. The project's potential to disturb heretofore unidentified palaeontological, archaeological or historic resources is considered unlikely, and the potential impact is considered to be negligible.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5*

There is no evidence suggesting that the project site would be a source of, or contain, potentially significant archaeological resources. Further, previous construction and other recent human activities have likely disturbed or destroyed any archaeological resources that may have been present at one time.

**c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

There is no evidence suggesting that the project site would be a source of, or contain, potentially significant paleontological or geological elements. Further, previous construction and other recent human activities have likely disturbed or destroyed any such resources that may have been previously present.

**d) *Disturb any human remains, including those interred outside of formal cemeteries?***

The likelihood of encountering human remains in the course of project development is minimal, especially in view of previous construction and other recent human activities. However, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on compliance with these existing regulations, the project's potential to disturb human remains is considered negligible.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**VI. GEOLOGY AND SOILS.** Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**VI. GEOLOGY AND SOILS.**

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Numerous faults have been mapped within the Southern California region. However, no faults have been identified within the project site. As such, potential impacts arising from fault rupture are considered less-than-significant.

- ii) *Strong seismic ground shaking?*

Based on location in the seismically active Southern California region, the site is susceptible to groundshaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. Based on the findings of the Beaumont General Plan, the project site is

not considered to exhibit unstable soils or other significant geologic constraints, which would limit (construction/use) of the proposed (project/site). Further, it is likely that any geologic areas of concern encountered in the course of development can be mitigated below the level of significance through application of established Uniform Building Code seismic engineering and design standards.

**iii) *Seismic-related ground failure, including liquefaction?***

Appropriate measures, which reduce the effects of earthquakes, are identified in the Uniform Building Code (UBC), including specific provisions for seismic design of structures. Short of a catastrophic event, design of structures in accordance with the UBC and current professional engineering practices is sufficient to reduce the effects of ground shaking, liquefaction, seismic ground shaking, seismic and ground failure below the level of significance.

**iv) *Landslides?***

The project site is an essentially level property and as such is not internally susceptible to landsliding. Adjacent properties also present little topographic relief. As such, the potential for landslides or mudflows does not exist.

**b) *Result in substantial soil erosion or the loss of topsoil?***

Construction activities associated with the proposed project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the project is fully implemented. Normally, potential erosion impacts incurred during construction activities are mitigated below the level of significance through preparation of, and compliance with, a Storm Water Pollution Prevention Plan (SWPPP). In this regard, the project proponent is required to file and comply with a City-approved SWPPP prior to initiation of construction activities.

The project involves construction of new commercial facilities together with supporting site improvements within an essentially level area of the City. The project does not propose to significantly alter existing topography. As supported by the preceding discussions, potential impacts associated with erosion or changes in topography are considered less-than-significant.

**c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Liquefaction and seismically induced settlement or ground failure are generally associated with strong seismic shaking in areas where ground water tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong groundshaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like. Based upon information contained in the Beaumont General Plan.

Potential liquefaction hazards with this depth of groundwater are considered low and there are no associated impacts.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The project site and vicinity properties are not characterized by any expansive soils that would be considered environmentally significant. The potential for encountering previously unidentified expansive soils is considered unlikely, given previous construction. Potential impacts deriving from expansive soils are considered negligible.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project site will be provided with sewer services. No septic tanks or other alternative wastewater disposal systems are proposed. Thus, there is no potential for adverse impacts to result from inadequate soils in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

***a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

As designed in compliance with applicable codes and regulations, the project is not expected to pose a significant hazard to the public or the environment. The project does not propose uses that might require the substantial transportation, use or storage of hazardous or potentially hazardous materials. However, during construction activities, the project will require limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the project site. The transport of these materials is required to meet all City and County Hazardous Materials Management Plans and regulations. Applicable State and Federal laws also prescribe requirements related to the protection of ground water and air quality, protection of environmentally sensitive areas, and safe transportation of hazardous materials.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?*

Compliance with existing regulations, identified in Item a), above, reduces the potential for risk of accidental explosion or release of hazardous substances; or the creation of any health hazard or potential health hazard below levels of significance.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The proposed project does not include elements or aspects that will create or otherwise emit any health hazard or potential health hazard and will not result in impacts in this regard.

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	Potentially Significant Impact	Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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**VIII. HYDROLOGY AND WATER QUALITY.**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place a housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Potentially impact storm water runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
l) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas for post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Otherwise result in any other potential impacts to stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Substantially increase the flow velocity or volume of stormwater runoff to cause erosion or habitat impacts within the project site or downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**VIII. HYDROLOGY AND WATER QUALITY.**

**a) *Violate any water quality standards or waste discharge requirements?***

The project will include development/uses in conformance with all applicable regulations established by the RWQCB regarding water quality standards. Compliance with relevant NPDES permitting requirements, and adoption and implementation of an effective Stormwater Pollution Prevention Plan (SWPPP) will effectively mitigate any potentially adverse impacts of storm waters discharged from portions of the site affected by construction activities. As required, the project proponent will prepare a Water Quality Management Plan (WQMP) consistent with applicable requirements of the Drainage Area Management Plan (DAMP). Adoption and implementation of any required long-term WQMP, which reflects the project's commitment to install and maintain appropriate stormwater structural facilities, as well as conduct non-structural BMPs, reduces potential long-term water quality impacts related to stormwater discharges.

**b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

The project would not contribute to groundwater depletion or interfere with groundwater recharge to an environmentally significant degree. Water is provided throughout the City by a combination of State Project water and the water pumped from existing wells within the City. Groundwater, which may be consumed by the project and the City of Beaumont as a whole, is recharged pursuant to the Beaumont Cherry Valley Water District (BCVWD) policies and programs. Groundwater is replenished with a combination of State Project water and runoff waters captured in various basins. Groundwater depth in the vicinity of the project will fluctuate to some extent depending on varying extraction rates of existing consumers and variations in natural or artificial recharge activities.

The project does not propose elements or aspects that will result in consumption of significant volumes of water. Ancillary to, and in support of the primary objectives of the project, small amounts of additional water may be required for irrigation and fire protection purposes. It is not anticipated that added water demands of the project will exceed current supply.

Direct additions or withdrawals of groundwater are not proposed by the project. Further, construction proposed by the project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. (The project will result in only nominal incremental overcovering of the project site; therefore the proposal should not affect local or regional groundwater recharge capabilities.)

Based on the preceding discussions, the project's potential impacts to quantities of groundwater or groundwater recharge are considered to be negligible.

- c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?*

No open bodies of water currently exist within the project site. Further, runoff from the project site and vicinity will be conveyed via manmade drainage structures, ultimately draining to offsite natural watersheds with little or no net impact on quantities of off-site surface waters. Therefore, area drainage patterns will not be affected.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

Significant natural watercourses do not exist in the project vicinity, and alteration of watercourses is not an element of this proposal. Any incremental increased runoff which may be generated by the project is considered insignificant in the context of runoff generated by the generally urbanized area encompassing the project site and will be conveyed via manmade drainage structures, ultimately draining to offsite natural watersheds with little or no net impact on quantities of off-site surface waters. Therefore, area drainage patterns will not be affected and surface runoff will not be increased to a level considered environmentally significant.

- e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

The existing project site will be largely impervious, due to new development of the site with commercial. As such, the project will have little or no net impact on the direction or amount of surface runoff. The project will not create or contribute runoff water, which would exceed the capacity of existing and planned stormwater drainage systems. Based on the current design of the project, any increased stormflow volumes and/or alterations of existing drainage patterns, which may result from the project can be accommodated within the context of applicable regulations and employing existing construction techniques and/or Best Management Practices (BMPs).

Runoff from the project area may include oils from paved areas and other chemicals, which cumulatively may result in degradation of offsite surface waters. Compliance with applicable existing National Pollution Discharge Elimination System (NPDES) permitting requirements reduces project-specific impacts on offsite surface water quality below the level of significance.

***f) Otherwise substantially degrade water quality?***

Any wastewater or stormwater runoff generated by the project will utilize existing municipal sewer and stormwater collection and disposal facilities. Runoff from the project area may include small amounts of oils from paved areas and other chemicals, which cumulatively may result in degradation of off-site surface waters, and could eventually affect groundwaters. Compliance with any applicable NPDES permitting requirements, including WQMP/SWPPP/BMP's will reduce project-specific impacts to water quality, including groundwater quality, below the level of significance.

***g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

As identified in maps published by the Federal Emergency Management Agency (FEMA), the project site does not lie within an identified 100-year flood hazard zone. As such, the project will have no impact in this regard.

***h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?***

As stated above, the project site does not lie within an identified 100-year flood hazard zone, nor is housing proposed as part of the project. As such, the project will have no impact in this regard.

***i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

The entire City of Beaumont is not located within any dam inundation area. The project would not affect emergency response plans or evacuation routes predicated on failure of any dam. Further, the proposed project would not alter the site in such a way as to create any significant water-related hazards. Based on the preceding discussion, the project's potential to expose people or property to water related hazards such as flooding is considered negligible.

***j) Inundation by seiche, tsunami, or mudflow?***

The project site is not located near any bodies of water or water storage facility that would be considered susceptible to seiche. Nor is the project site located proximate to coastal waters, and as such, is not subject to tsunami hazards. No volcanoes are identified on the project site, and the project site has not historically been affected by vulcanism. Impacts related to tsunami, seiche, or volcanic hazards will not affect the project.

***k) Potentially impact storm water runoff from construction activities?***

***l) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas for post-construction activities?***

***m) Otherwise result in any other potential impacts to stormwater runoff from post-construction activities?***

***n) Substantially increase the flow velocity or volume of stormwater runoff to cause erosion or habitat impacts within the project site or downstream?***

To the extent feasible, the project design will employ pervious materials and landscaped areas to enhance on-site capture and absorption of stormflows. The project will also provide for elimination/reduction of pollutant discharges, including capture and treatment of dry weather and first flush runoff in a manner consistent with Santa Ana Regional Water Quality Control Board (SARWQCB) requirements. All storm water discharges shall comply with applicable provisions of Orange County's National Pollutant Discharge Elimination System (NPDES) permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to the County.

Consistent with SARWQCB/NPDES and City requirements, appropriate Best Management Practices (BMPs) will be employed throughout construction processes, thereby controlling potential discharge of pollutants, preventing sewage spills, and avoiding discharge of sediments into streets, stormwater channels, or waterways. As reflected in the project's required Storm Water Pollution Prevention Plan (SWPPP), selected BMPs will act to:

- Control and prevent potential contaminant spills;
- Prevent runoff from offsite areas from flow across the construction site(s);
- Slow runoff rates across the site;
- Provide soils stabilization; and
- Remove sediment from onsite runoff before it leaves the site.

Project-specific BMPs will be identified in the project SWPPP, to be included with construction documents. Examples of likely selected BMPs are presented below.

*Erosion and Sediment Control Measures.* Erosion and sediment control measures will be employed both prior to and during project construction, and throughout the life of the project. Typical erosion and sediment control measures will likely include: mulching or seeding of disturbed slopes; placement of silt fences or straw bale dikes in critical areas where high surface

runoff is expected and around spoil piles in work areas; cleaning of construction vehicles and project construction entrances to ensure sediments are not transported to area roadways; protection of drop inlets by measures to include installation of prefabricated geotextile sediment filters installed in drop inlets and placement of gravel-filled burlap sacks upgradient of drop inlets.

*Materials Handling and Disposal Measures.* During project construction, all on-site vehicles will be monitored for petroleum leaks and receive proper preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. All spills will be cleaned up immediately after discovery. Waste oil and other petroleum products will not be discharged onto the ground or into water bodies. During project construction and over the life of the project, where fertilizers are used, they will be applied only in the recommended amounts. Once applied, the fertilizer will be worked into the soil to limit exposure to storm water. Fertilizer spills will be cleaned up immediately. All waste material will be collected and stored in a secure container or removed from the project site. The waste container will be inspected regularly, and the contents will be disposed of properly by the owner. No waste oil or other petroleum-based products will be disposed of on-site (e.g., buried, poured), but will be removed offsite for proper disposal. Litter generated by the construction crew will be picked up and properly disposed on a daily basis. All sanitary wastes will be collected from portable units as required and properly disposed of offsite.

*Hazardous Waste.* Commercial/retail uses proposed by the project will not require use of, or generate hazardous wastes. However, potentially hazardous materials will be employed in project implementation, or will be present on the project site during construction activities. Typical examples of these materials include: gasoline or petroleum-based products, paints and solvents, and fertilizers. Any hazardous waste material generated by project activities will be disposed of in the manner specified by local and State regulations or by the manufacturer. Site personnel will be instructed to be aware of this requirement.

*Non-Storm Water Discharges.* Watering trucks will be used to control dust generated during construction. Watering will be performed at active construction areas as required to prevent fugitive dust emissions. Applying water to the point that runoff occurs will be avoided. Under no conditions will soil material at the site be intentionally washed into storm drainage systems, drainages, or wetlands.

*Equipment Washing.* Equipment washing locations will be established on level (0.0 to 2.0 percent slope), vegetated areas at least 200 feet from the margins of drainages or wetlands. Washing will be conducted in a manner that promotes wastewater infiltration and that avoids runoff from the washing area.

*Inspections and Maintenance Measures.* BMPs are only effective if conscientiously and correctly implemented. To this end, inspections of site conditions and the BMPs will be conducted prior to anticipated storm events. Areas that may contribute to sediment discharge will be identified and corrective actions will be made as required. Equipment, materials, and workers will be available for rapid response to BMP failures and emergencies.

It is further recognized that the project is subject to requirements identified under the State Water Resources Control Board (SWRCB) NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Construction Activity General Permit). Greater detail

regarding provisions and requirements of the County's NPDES permit, and the City's responsibilities and authority as a co-permittee are available at: <http://www.swrcb.ca.gov>.

The project drainage plan concept does not propose elements or activities that would directly or indirectly affect existing or proposed County Master Drainage Plan (MDP) storm drain facilities. Should project-related work affect these facilities or easements, such work will be accomplished only after review and approval by the County, to include acquisition of any necessary encroachment permits.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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Would the project:

**IX. LAND USE.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide or disrupt an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**IX. LAND USE.**

*a) Physically divide or disrupt an established community?*

The project itself is not of sufficient scale or intensity to physically divide or disrupt an established community. The project involves the construction of improvement facilities on property that is currently vacant. The project does not propose elements or activities that would disrupt or divide an established community.

*b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific*

*plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The overall intensity of development within the project site is considered to be within the parameters of development considered by the General Plan, and associated EIR, and consistent with the land use and development requirements of the Zoning Ordinance. As proposed, the project will not noticeably affect applicable environmental plans or policies adopted by entities with jurisdiction over the project. This potential impact is therefore considered negligible.

**c) *Conflict with any applicable habitat conservation plan or natural communities conservation plan?***

No existing or proposed conservation plans that would affect the proposed project site have been identified; nor would the project affect any identified conservation plans, including the Western Riverside County MSHCP. Payment of fees towards said program will be required of the project. Potential impacts due to inconsistency with habitat conservation plans or natural community conservation plans are therefore considered negligible.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**X. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**X. MINERAL RESOURCES.**

**a) *Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?***

There are no mineral resources known to exist on the project site that would be of value to the region and the residents of the State. As such, the project would not result in any impacts to mineral resources that would be of future value to the region and the residents of the State.

**b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Please refer to Item a), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XI. NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**XI. NOISE.**

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The project is not anticipated to generate noise levels in excess of that allowed by the City's Noise Ordinance, in compliance with the General Plan, nor to impact any sensitive noise receptors.

***b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?***

The project proposes the construction of facilities and uses consistent with the Beaumont General Plan and in compliance with the design and development standards of the Zoning Ordinance. Further, the project does not propose elements or aspects considered to be sources of groundborne noise or vibration. Potential impacts in this regard are considered negligible.

***c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

The proposed project will not generate significant additional traffic, and therefore will not noticeably contribute to noise generated by vehicular (mobile) sources.

Noise levels generated by stationary sources located on site (insert possible sources) are anticipated to be negligible. Based on the preceding discussion, the project's potential to result in an increase in existing noise level is considered negligible

***d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Construction of the proposed facilities will temporarily increase noise levels in the vicinity of the project site. Two types of noise impacts should be considered during the construction phase of the proposed project.

First, the transport of workers and equipment to the construction site will incrementally increase noise levels along the roadways leading to and from the site. This increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose. Second, noise will be generated by the actual on-site construction activities. Construction activities are carried out in discrete steps, each of which has its own mix of equipment, and consequently its own noise characteristics. These various sequential phases will change the character of the noise levels surrounding the construction site as work progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow noise ranges to be categorized by work phase.

The Environmental Protection Agency has found that the noisiest equipment types operating at construction sites typically range from 88 to 91 dBA as measured at 50 feet. Although noise ranges were found to be similar for all construction phases, the erection phase (laying sub-base and paving) tended to be less noisy. Noise levels varied from 79 dBA to 89 dBA at 50 feet during the erection phase of construction. The foundation phase of construction tended to create the highest noise levels, ranging from 88 to 96 dBA at 50 feet.

Heavy equipment and building materials will need to be moved to and from the site as will a construction crew to operate the equipment and build the structures. Export or import of material employing heavy trucks may also be required during construction activities. During the course of normal construction activities, limited amounts of unusable materials will be removed from the site. The movement of heavy equipment and private vehicles driven by the construction crew will temporarily increase noise levels along site access routes. Additionally, water trucks may be operated on-site to reduce blowing dust. The noise associated with these trucks will also increase ambient sound levels in their vicinity.

To reduce the potential for short-term impacts, the construction equipment hours of operation on-site will be controlled. Construction activities will take place only when permitted by the City of Beaumont Noise Ordinance. Observance of existing City ordinances will reduce potential construction noise impacts below the level of significance.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The airport nearest the proposed project site is the Banning Municipal Airport, located to the east. No other public or private airstrips have been identified within the vicinity of the proposed project, as the project site is located well outside of the 65 dBA noise contour of the Banning Municipal Airport. While occasional aircraft overflight is expected, no excessive aircraft related noise is anticipated to affect the project area. The proposed project will not expose employees or patrons in the project area to excessive aircraft-related noise levels, and potential impacts in this regard are considered negligible.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Please refer to Item e), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XII. POPULATION AND HOUSING.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension or roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**XII. POPULATION AND HOUSING.**

- a) *Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?*

The overall intensity of development within the project site is considered to be within the parameters of development considered by the General Plan, and associated EIR, and consistent with the land use and development requirements of the Zoning Ordinance. As such, the project will not directly contribute to population growth. The project's potential to noticeably alter the overall location, distribution, density, or growth rate of City or regional populations is considered negligible.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project will be implemented on properties currently not utilized. The project does not involve, or propose displacement of any on-site or off-site housing stock. No impacts relating to displacement of housing will result from the project.

- c) *Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?*

Please refer to Item b), above

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XIII. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Substantiation:**

**XIII. PUBLIC SERVICES.**

**a) Fire Protection?**

The Riverside County Fire Department, in conjunction with the California Department of Forestry, provides fire protection and emergency services to the City of Beaumont, including the project site. Fire Station No.66, located at 628 Maple Street in Beaumont, is located less than 5 miles from the project site. This would be the first response unit to the project site, with an estimated emergency response time of approximately 3 minutes.

Implementation of the project will result in incremental demands for fire protection services. The fire agencies participate in the review and approval of the project, and their requirements relative to emergency access and fire protection will be included in the project design. Additionally, building permit fees and fire inspection fees assessed of the project will aid in funding overall maintenance and enhancement of fire protection services within the City. With payment of required fees, and incorporation of fire department requirements, potential impacts relative to the provision of fire protection services are considered less-than-significant.

**b) Police Protection?**

Police protection for the project site and vicinity properties is currently provided by the Beaumont Police Department. Incremental demands for police services may be expected to result due to the project site's transition from vacant property to warehouse. Project design features, (e.g., area and facility security lighting, anti-graffiti coatings on building and wall surfaces), will act to discourage crimes, including vandalism. Additionally, building permit fees and inspection fees assessed of the project will aid in funding overall maintenance and enhancement of police protection services within the City. As supported by the preceding discussion, potential impacts relative to the provision of police protection services are considered less-than-significant.

**c) Schools?**

Impacts to schools resulting from development projects are typically mitigated below the level of significance by payment of school impact fees. The project does not include housing and the Beaumont Unified School District collects development fees upon the issuance of building permits. Based on payment of requisite school impact fees, the project's impact on school services is considered less-than-significant.

**d) Parks?**

The project is not expected to result in a significant identifiable increase in new employees or residents within the City. The potential for the project to result in increased demands on parks or recreational facilities is therefore considered less-than-significant.

**e) Other public facilities?**

Development of the project would require established public agency oversight, including but not limited to: actions by the City Planning Department, Building and Safety Department, City Public Works Department, City Police Department, the Riverside County Fire Department, and/or Caltrans. These actions typically fall within routine tasks of these agencies, and as such are considered to have a less-than-significant effect.

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	Potentially Significant Unless Mitigation Incorporated	Potentially Significant	Less-Than- Significant Impact	No Impact
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**XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**XIV. RECREATION**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?*

The project is not expected to result in a significant identifiable increase in new employees or residents. As such, the project's potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered negligible.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

The construction of recreational facilities is not included in the project proposal, nor will the project require the construction or expansion of recreational facilities. As such, the project will have no impact in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XV. TRANSPORTATION/TRAFFIC.** Would the project:

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads, or congestion at intersections)?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

**XV. TRANSPORTATION/TRAFFIC.**

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads, or congestion at intersections)?*

The project is estimated to generate a minor number of daily vehicular trips. The increase in daily trips will not be considered significant when added to existing traffic volumes generated by this area of Beaumont. The roads will be fully developed and have sufficient carrying capacity to accommodate any additional traffic that may be generated by the project. The circulation system is designed to accommodate future growth, as envisioned by the General Plan, and associated EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

As discussed in Item A, above, the project will result in additional traffic generation. Adjacent public right-of-ways are fully developed and have sufficient carrying capacity to accommodate

any additional traffic that may be generated by the project. The circulation system is designed to accommodate future growth, as envisioned by the General Plan, and associated EIR. Any additional traffic generated by the project is not expected to, individually or cumulatively, exceed level of service standards.

***c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?***

The project does not propose elements that would affect, or be affected by, air traffic facilities. As such, the project will have no air traffic impacts.

***d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

Existing streets in the project vicinity exhibit adequate sight distance and traffic flow control characteristics. The proposed project does not propose direct access to roadways or roadway design features of any type. No inherently incompatible uses exist in the vicinity of, or would be affected by the proposed project. Based on the preceding discussion, potential impacts to safety from design features or incompatible uses are considered negligible.

***e) Result in inadequate emergency access?***

The project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. In conjunction with the review and approval of building permits, the City of Beaumont will review all plans to assure compliance with all applicable emergency access and safety requirements.

***f) Result in inadequate parking capacity?***

The project will include provision of parking in compliance with code requirements, and as such, will have no impact in this regard.

***g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?***

The project does not propose elements or aspects that would typically interfere with, or otherwise affect alternative transportation modes. Potential impacts in this regard, if any, are considered negligible.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XVI. UTILITIES AND SERVICE SYSTEMS.**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and/or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**XVI. UTILITIES AND SERVICE SYSTEMS.**

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*
- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

Implementation of the project may result in incremental demands on existing utilities and service systems currently serving the project site. Affected utility services purveyors will be contacted to determine the level of existing services, projected future capacity, and the ability to accommodate increased demand associated with the project.

Specifically, natural gas is provided to the project site and vicinity by The Gas Company, Southern California Edison provides electric services, communications are available through numerous commercial providers, wastewater collection and treatment serving the project are operated and maintained by the City of Beaumont.

The project will be required to comply with all applicable statutes, ordinances, and regulations. Based on the current availability of utilities and service systems to the project site, existing utilities and service systems are considered adequate to serve the proposed project. Potential impacts to utilities and services systems are therefore considered negligible.

- h) *Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and/or odors)?*

Consistent with SARWQCB/NPDES and City requirements, appropriate Best Management Practices (BMPs) will be employed throughout construction processes, thereby controlling potential discharge of pollutants, preventing sewage spills, and avoiding discharge of sediments into streets, stormwater channels, or waterways.

The project drainage plan concept does not propose elements or activities that would directly or indirectly affect existing or proposed storm drain facilities. Should project-related work affect these facilities or easements, such work will be accomplished only after review and approval by the City, to include acquisition of any necessary encroachment permits and the employment of appropriate BMPs.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

There are no known significant biological or cultural resources on the project site. Therefore, the proposed project does not have the potential to significantly degrade the quality of biological resources, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

No significant or potentially significant long-term environmental effects of the proposed project have been identified. As such, the project is not considered to have impacts that are individually limited; nor are the cumulative impacts of the project considered to be significant.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. Under each environmental consideration addressed in this Initial Study checklist, the proposed project is considered to have little or no adverse impacts.

**DETERMINATION**

**On the basis of this initial evaluation:**

a) I find that the proposed project could not have a significant effect on the environment, and

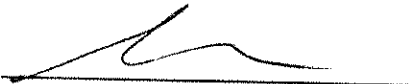
A NEGATIVE DECLARATION will be prepared .....

b) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project.

A NEGATIVE DECLARATION will be prepared .....

c) I find the proposed project may have a significant effect on the environment, and

An ENVIRONMENTAL IMPACT REPORT is required .....

  
\_\_\_\_\_  
Signature

*Ernst Egger*  
\_\_\_\_\_  
Print Name

*City of Beavert*  
\_\_\_\_\_  
For

*12/10/06*  
\_\_\_\_\_  
Date