

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024050220

Project Title: Beaumont Business Centre Project

Lead Agency: City of Beaumont

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Project Location: Beaumont Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes to develop four industrial buildings and associated improvements within an approximately 385.60-acre area identified as the Development Site. The Development Site and an approximately 182.14-acre area to the south of the Development Site, identified as Construction Staging/Earthwork Balance Area, are proposed to be annexed into the City's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval. The Construction Staging/Earthwork Balance Area is proposed solely for temporary construction staging and earthwork balance activities; no permanent development is proposed in this portion of the project site.

An approximately 4.27-acre segment of the project site to the east of the Development Site is proposed for water and recycled water utility improvements. The remaining approximately 57.26-acres of the project site involve transportation improvements along SR-79 and utility installation (water, wastewater, electrical) along California Avenue.

The proposed development would include approximately 5,182,891 square feet of combined office and industrial building area. The proposed project includes all on-site and off-site improvements required by the City through conditions of approval, mitigation measures, and development agreement terms necessary for the construction and operation of the Beaumont Heights Business Centre Project, including off-site street and infrastructure improvements. The project is being developed as a speculative industrial development with two tenant use options being considered in the Draft EIR technical analyses:

- Option A: Assumes 2,073,156 square feet of general warehousing and 3,109,735 square feet of high-cube fulfillment center (50/50 sort and non-sort), totaling 5,182,891 square feet; and
- Option B: Assumes 3,109,735 square feet of high-cube fulfillment center (50/50 sort and non-sort), 1,000,000 square feet of cold storage warehouse, and the remaining 1,073,156 square feet for general warehousing, totaling 5,182,891 square feet.

The project would construct on-site utility improvements, including water, wastewater, storm drain, and dry utilities, to accommodate operations of the proposed industrial development. City discretionary approvals include EIR certification, General Plan Amendment, Pre-Zoning, Subdivision, and Development Agreement. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identified the following impacts that would be reduced to less than significant levels with incorporation of mitigation measures: Biological Resources; Cultural Resources (historical and archaeological resources); Tribal Cultural Resources; Geology and Soils (liquefaction; unstable or expansive soils; paleontological resources); Hazards and Hazardous Materials (accidental release; emergency response/evacuation plan); Transportation (emergency access); Air Quality (short-term construction emissions; localized emissions; objectionable odors); and Energy.

However, despite implementation of mitigation measures, the following environmental resource areas would result in significant and unavoidable impacts:

- Transportation (vehicle miles traveled);
- Air Quality (long-term operational emissions; conflict with air quality plan);
- Greenhouse Gas Emissions; and
- Noise (operational noise).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies and other entities that may use the EIR in their decision-making process or for informational purposes include the following, among others:

- Riverside County Local Agency Formation Commission;
- Beaumont Cherry Valley Water District;
- County of Riverside;
- Santa Ana Regional Water Quality Control Board;
- California Department of Fish and Wildlife;
- Western Riverside County Regional Conservation Authority; and
- South Coast Air Quality Management District.