

Mitigation Monitoring and Reporting Program Beaumont Pointe Specific Plan Project

State Clearinghouse No. 2020099007

Prepared for:

**City of Beaumont
550 E. 6th Street
Beaumont, CA 92223**

Prepared by:

**T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
714-505-6360**

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CEQA Requirements

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant environmental impacts. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code §21081.6).

The City of Beaumont will coordinate the monitoring of the mitigation measures and regulatory requirements with each applicable City department or division, while various City departments/divisions would be responsible for monitoring and verifying compliance of specific mitigation measures and regulatory requirements (see the beginning on page 4). Monitoring will include: 1) verification that each mitigation measure and regulatory requirement has been implemented; 2) recordation of the actions taken to implement each mitigation measure and regulatory requirement; and 3) retention of records in the project file.

Project Objectives

The objectives of the proposed Beaumont Pointe Specific Plan (the “Project”) include the following:

1. Develop large land areas in the City and particularly south of SR-60 and adjacent to existing industrial uses, infrastructure, and truck routes to meet the growing demand for large scale industrial and warehouse development in the City while minimizing impacts of industrial development on residential and other sensitive receptors in the City, which are primarily located north of SR-60.
2. Providing for conservation of open space habitat within MSHCP criteria cells in a manner consistent with the MSHCP requirements and providing access for wildlife movement to Caltrans constructed and proposed wildlife under-crossings along the SR-60 Freeway that abut the northern Project boundary to accommodate wildlife movement.
3. Maximizing opportunities to develop land in the City’s sphere of influence to provide job opportunities and economic benefit to the City and its residents, including new sales and property tax revenues that can be used for City services and providing sufficient fiscal benefit to permit annexation of the Project site into the City.
4. Creating new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances.
5. Fulfilling a need in the City and region wellness-based retail, including entertainment, recreation, hospitality, and restaurants.

6. Developing a center that will accommodate a variety of future tenants, including light manufacturing, warehouse, distribution tenants and other businesses that rely on transportation efficiency within an industrial corridor in a location with superior access to the local and regional transportation network, thereby minimizing truck traffic on local streets and reducing vehicle miles traveled in the region.
7. Developing a project that utilizes existing investment in capital improvements for water, reclaimed water, sewer, storm drain and circulation facilities to further the planned development of land in the City and in its sphere of influence.
8. Developing a range of warehouse facility options, such as varying structure sizes and building configurations within the City with high quality businesses to facilitate local and regional distribution of goods while minimizing vehicle miles traveled, air quality and greenhouse gas impacts.
9. Minimizing the demand for water resources by creating a development-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment and developing a project where recycled water is planned to be available.

Overview of the Project

The Project Applicant, JRT BP 1 LLC, proposes to entitle and develop the Beaumont Pointe Specific Plan Project described below (Project) on a 539.9-acre undeveloped site (Project site or site) located in unincorporated Riverside County, California (County) in the Sphere of Influence (SOI) of the City of Beaumont (City). The Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel (90,000 sf) and a maximum of 4,995,000 sf of industrial uses. The Project would provide 124.7 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 152.4 acres of open space – conservation. The Project would conserve a total of 230.82 acres of lands that would support the function of Proposed Core 3 consistent with the MSHCP goals of providing live-in habitat and facilitating movement, including 152.42 acres on-site and 78.40 acres off-site. Associated improvements to the Project site would include, but are not limited to, paved roads, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, signage, lighting, property walls, gates, and fencing, including perimeter fencing for the Project site.

The Project is primarily defined by the Beaumont Pointe Specific Plan. The Specific Plan is also available for review at the City of Beaumont Planning Division at the address above. The Specific Plan identifies ten (10) Planning Areas (PAs), of which two (2) are identified and zoned for General Commercial uses (PAs 1 and 2), six (6) are identified and zoned for Industrial uses (PAs 3 through 8), and the remaining two PAs are identified and zoned for Open Space (PA 9) and Open Space – Conservation (PA 10). Refer to EIR Section 3.0, *Project Description*, for a detailed description of the Project.

Mitigation Monitoring and Reporting Plan

This MMRP delegates responsibilities for monitoring the implementation of the Beaumont Pointe Specific Plan Project mitigation measures and applicable regulatory requirements and allows responsible City entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure or regulatory requirement. The timing for monitoring and reporting is described in the monitoring and reporting summary table, below. Adequate monitoring requires demonstration of monitoring procedures and implementation of mitigation measures and regulatory requirements.

In order to enhance the effectiveness of the monitoring program, the City will utilize existing systems where appropriate. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program during construction activities.

Program Changes

If minor changes are required to this MMRP, they will be made in accordance with the California Environmental Quality Act (CEQA) and would be permitted after further review by the City. Such changes could include reassignment of monitoring and reporting responsibilities and/or minor modifications to mitigation measures that achieve the same or better end results. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code §21081.6.

Mitigation Monitoring and Reporting Program

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
4.1 AESTHETICS						
Threshold a: Would the Project have a substantial adverse effect on a scenic vista?	PDF 1-1 Development implementing the Beaumont Pointe Specific Plan shall comply with the Development Standards set forth in Chapter 3 and the Design Guidelines related to Architectural Design and Landscape Design in Chapter 4 of the Specific Plan. Conformity to the Development Standards and Design Guidelines would be addressed by the City's future review of implementing building permits for compliance with the Specific Plan's requirements and would serve to reduce and/or avoid impacts relating to aesthetics.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold b: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold c: Would the Project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	PDF 1-1 shall apply.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold d: Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	RR 1-1 The Project is required to comply with City of Beaumont Municipal Code Chapter 8.50, which establishes specific design, construction, and performance standards applicable to lighting and lighting fixtures within the City to reduce "skyglow" or light pollution that affects day or nighttime views of the Mt. Palomar Observatory.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
4.2 AGRICULTURE AND FORESTRY RESOURCES						
Threshold a: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Program of the California Resources Agency, to non-agricultural use?						
Threshold b: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold c: Would the Project conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold d: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold e: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
4.3 AIR QUALITY						
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	RR 3-1 The Project shall comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads, including limiting vehicle speeds to 15 miles per hour. RR 3-2 The Project shall comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and	MM 4.3-1 The Project shall utilize "Super-Compliant" low VOC paints for nonresidential interior and exterior surfaces and low VOC paint for parking lot surfaces. Super-Compliant low VOC paints have been reformulated to be more stringent than the regulatory VOC limits put forth by South Coast AQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.	Project Applicant	City of Beaumont Planning Department	During construction	Significant and Unavoidable Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	Livestock Operations and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction. RR 3-3 The Project shall comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	MM 4.3-2 Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Final engines, except where the project applicant establishes to the satisfaction of the City of Beaumont (City) that Tier 4 Final equipment is not available. An exemption from these requirements may be granted by the City if the City documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment to the extent feasible. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in Riverside County were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within Riverside County. In order to meet this requirement to demonstrate that such equipment is not available, the Project Applicant must seek bids/proposals from contractors of large fleets, defined by the California Air Resources Board as, "A fleet with a total max hp (as defined below) greater than 5,000 hp." In addition, this should not be limited to Riverside County but statewide. In the event that Tier 4 Final equipment is not feasible, then Tier 4 interim equipment shall be required. In the event that Tier 4 Interim equipment is not available, Tier 3 equipment shall be used. All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.	Project Applicant	City of Beaumont Planning Department	Prior to construction	
		MM 4.3-3 All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be electric or non-diesel fueled. All on-site indoor forklifts shall be powered by electricity.	Project Applicant	City of Beaumont Planning Department	During construction and operation	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		MM 4.3-4 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.	Project Applicant	City of Beaumont Planning Department	During operation; Prior to the issuance of an occupancy permit	
		MM 4.3-5 Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program and other Programs promulgated by South Coast AQMD (which can be found at the SCAQMD Incentives & Programs landing page, http://www.aqmd.gov/home/programs) that provide incentives for using cleaner-than-required engines and equipment.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of occupancy permits	
		MM 4.3-6 Prior to issuance of occupancy permits for the industrial/warehouse buildings, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following: • Provide a transportation information center and on-site TDM coordinator to educate employees, employees, and visitors of surrounding transportation options. • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site.	Project Operator	City of Beaumont Planning Department	Prior to issuance of occupancy permits	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		- Provide secure bicycle storage space equivalent to 2% of the automobile parking spaces provided. - Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day. - Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service. - Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. - Provide meal options on-site or shuttles between the facility and nearby meal destinations. - Each building shall provide preferred parking for electric, low-emitting and fuel - efficient vehicles equivalent to at least 8% of the required number of parking spaces.				
		MM 4.3-7 For the warehouse/industrial portion of the Project, the buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for the future installation of electric vehicle (EV) truck charging stations on the site. Conduit should be installed from the electrical room to tractor trailer parking spaces in logical location(s) on the site determined by the Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available and the buildings are being served by trucks with electric-powered engines. The buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed in the future to supply power to trailers with transport refrigeration units (TRUs) during the loading/unloading of refrigerated goods. Conduit should be installed from the electrical room to the loading docks determined by the Project Applicant during construction document plan check as the logical location(s) to receive trailers with TRUs.	Project Applicant	City of Beaumont Planning Department	During Construction Document Plan Check	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		MM 4.3-8 Final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating potential installation of EV truck charging stations.	Project Applicant	City of Beaumont Planning Department	During Project Design	
		MM 4.3-9 All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric sundby and/or hybrid electric transport refrigeration units (TRUs). All site and architectural plans submitted to the City Planning Department shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the City Building Department shall verify electrification of the designated truck/dock bays.	Project Applicant	City of Beaumont Planning Department	Prior to the issuance of occupancy permits	
		MM 4.3-10 All landscaping equipment (e.g., leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the Planning Department to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric powered.	Property Manager	City of Beaumont Planning Department	During Operation	
		MM 4.3-11 If the Project constructs a go-kart facility in the commercial area, all go-karts would be required to be electric or zero emissions.	Project Applicant	City of Beaumont Planning Department	During Project Design	
		MM 4.3-12 Prior to the issuance of occupancy permits for any of the industrial/warehouse buildings, the Planning Department shall confirm that tenant lease agreements require the Project Applicant to provide \$1.00 per square foot in funding for fleet upgrade financing to be used over the term of their lease on Zero Emissions (ZE) and Near Zero Emissions (NZE) delivery vans or trucks. This requirement shall apply to new leases only (not renewals) and for the first 10 years of the Project's life. The funding shall be provided in the form of lease allowance/concession. The allowance shall be a reimbursement once ZE or NZE medium/heavy duty vehicles are purchased and can be used at any time during the lease term (i.e., the landlord shall reimburse the tenant once the tenant provides receipt of paid invoice for the order). If a tenant leases their fleet, this allowance shall also cover the cost to lease ZE or NZE trucks. This measure would also facilitate compliance with South Coast AQMD Rule 2305.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of occupancy permits	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		MM 4.3-13 Plans submitted for grading permit issuance and building permit issuance shall specify a designated area of the construction site where electric or non-diesel vehicles, equipment, and tools can be fueled or charged. The provision of temporary electric infrastructure for such purpose shall be approved by the utility provider, Southern California Edison (SCE). If SCE will not approve the installation of temporary power for this purpose, the establishment of a temporary electric charging area will not be required. If electric equipment will not be used on the construction site because the construction contractor(s) does not have such equipment in its fleet (as specified in Mitigation Measure MM 4.3-14), the establishment of a temporary electric charging area also will not be required. If electric powered equipment is in the contractor(s) equipment fleet, and SCE approval is secured, the temporary charging location is required to be established upon issuance of grading permits and building permits.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of grading and building permits	
		MM 4.3-14 If electric or non-diesel off-road trucks and construction support equipment, including but not limited to hand tools, forklifts, aerial lifts, materials lifts, hoists, pressure washers, plate compactors, and air compressors are available in the construction contractor's equipment fleet and can fulfill the Project's construction requirements during the building construction, paving, and architectural coating phases of Project construction, such equipment shall be used during Project construction. This requirement shall be noted on plans submitted for building permit issuance.	Project Applicant/ Construction Contractor	City of Beaumont Planning Department	During Construction	
		MM 4.3-15 Project construction contractors shall maintain records of all off-road diesel construction equipment associated with Project construction to document that each off-road diesel construction equipment used meets emission standards. Records shall be kept on-site for the duration of construction activities and shall be made available for periodic inspection by City of Beaumont staff or their designee.	Construction Contractor	City of Beaumont Planning Department	During Construction	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		MM 4.3-16 During construction activities, the City shall conduct periodic inspections to verify compliance with construction-related mitigation measures pursuant to the Mitigation Monitoring and Reporting Program. MM 4.3-17 Prior to building final, the Project Applicant or successor in interest shall install signs at each truck exit driveway that provides directional information to the City's truck route. Text on the sign shall read "To Truck Route" with a directional arrow.	City of Beaumont Planning Department	City of Beaumont Planning Department	During Construction	
			Project Applicant	City of Beaumont Planning Department	Prior to building final	
Threshold b: Would the Project 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? Threshold c: Would the Project expose sensitive receptors to substantial pollutant concentrations? Threshold d: Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	RRs 3-1 through 3-3, and PDFs 8-1 through 8-5 shall apply. RRs 3-1 through 3-3 shall apply. RR 3-3 shall apply.	MMs 4.3-1 through 4.3-17 shall apply. No mitigation is required. No mitigation is required.	Refer to MMs 4.3-1 through 4.3-17 above.	Refer to MMs 4.3-1 through 4.3-17 above.	Refer to MMs 4.3-1 through 4.3-17 above.	Significant and Unavoidable Impact
			N/A	N/A	N/A	Less than Significant Impact
			N/A	N/A	N/A	Less than Significant Impact
4.4 BIOLOGICAL RESOURCES						
Threshold a: Would the Project have a substantial adverse effect, 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?	RR 4-1 The Project Applicant is required to pay MSHCP development fees.	MM 4.4-1 Prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.), a qualified biologist will conduct a pre-construction presence/absence survey for croch bumble bee prior to site disturbance. If the bumble bee were to be detected (or assumed present) within the development footprint, then the Project proponent shall coordinate with CDFW to address the extent of impacts and determine whether an Incidental Take Permit (ITP) would be required. If an ITP were required, then mitigation may be required by CDFW as part of the ITP process, and the conservation of the comparable open space habitat within PA 10 would be presented to support the ITP. MM 4.4-2 Prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.), a qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing	Project Biologist	City of Beaumont Planning Department	Prior to ground-disturbing activities	Less than Significant Impact
			Project Biologist	City of Beaumont Planning Department	Prior to ground-disturbing activities	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform and coordinate with the RCA and the Wildlife Agencies (CDFW, USFWS) to prepare a Burrowing Owl Protection and Relocation Plan (if required), prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary. The Burrowing Owl Protection and Relocation Plan, if necessary, will describe methods to safely relocate burrowing owls from the Project site (if avoidance were infeasible) and to monitor burrowing owls with an adequate setback buffer if construction would proceed at the site until the owls could be relocated. MM 4.4-3 Prior to the issuance of grading permits or other permits allowing for ground-disturbing activities or the removal of vegetation on-site, the City of Beaumont Department of Public Works shall ensure that the following note is included on the grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by City of Beaumont staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. <i>Ground-disturbing activities (including vegetation removal) within the Criteria Area (Criteria Cells) shall be conducted outside of the coastal California gnatcatcher breeding season (between March 1 and August 15) if occupied by coastal California gnatcatcher. If ground-disturbing activities (including vegetation removal) cannot be limited to outside the coastal California gnatcatcher breeding season, a qualified biologist shall conduct a pre-construction presence/absence survey for coastal California gnatcatcher within 14 days prior to site disturbance. If the species is found, the Project proponent shall immediately inform the Wildlife Agencies (CDFW, USFWS) and ground disturbing activities within these areas will be postponed to outside of the coastal California gnatcatcher breeding season. If the species is not found, no further action is needed.</i>	Project Contractor	City of Beaumont Department of Public Works	Prior to issuance of grading permits	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold b: Would the Project 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 US Fish and Wildlife Service?	PDF 4-1 The Project would conserve 230.82 acres of open space, including 80.63 acres of native vegetation communities (1.20 acres of Southern Riparian Scrub, 1.28 acres of Chaparral and 78.15 acres of Riversidean Sage Scrub). PDF 4-2 The Project would result in permanent impacts to vegetation communities described for conservation by the MSHCP associated with Cells 933, 936, 1030, 1032, and 1125 totaling 109.69 acres and would impact the following communities: chaparral (0.21 acre), Riversidean sage scrub (24.40 acres), non-native grassland (82.13 acres), and southern riparian scrub (0.03 acre). To offset these impacts, the Project will conserve 133.62 acres of replacement lands through the Criteria Refinement Process, including 0.32 acre of chaparral, 45.85 acres of Riversidean sage scrub, 86.03 acres of non-native grassland, and 0.22 acre of southern riparian scrub. These replacement lands are in areas that are not described for conservation by the Cell Criteria for Cells 933, 936, 1030, 1032, and 1125.	MM 4.4-4 Prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging), the Project Applicant shall provide evidence to the City of Beaumont that impacts to 0.31 acre of Corps jurisdiction and Regional Board jurisdiction, and 0.43 acre of CDFW jurisdiction and MSHCP riparian/rivine resources (including 0.03 acre of riparian habitat) have been mitigated through either the purchase wetland/riparian habitat establishment and/or rehabilitation credits from an approved mitigation bank/in-lieu fee program at a minimum 1:1 ratio. Approved mitigation banks and/or in-lieu fee programs include, but are not limited to, the Riverpark Mitigation Bank, the Inland Empire Resource Conservation District In-Lieu Fee Program, and the Riverside-Corona Resource Conservation District In-Lieu Fee Program. In addition, and also prior to issuance of grading permits, the Project Applicant shall provide the City of Beaumont of a copy of the Project's CWA Section 404 permit from the Corps, Section 401 Water Quality Certification from the Regional Board, Waste Discharge Order from the Regional Board, and Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW, as applicable.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of grading permits	Less than Significant Impact
Threshold c: Would the Project have substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	RR 4-1, PDF 4-1 and PDF 4-2 shall apply.	MM 4.4-4 shall apply.	Refer to MM 4.4-4 above.	Refer to MM 4.4-4 above.	Refer to MM 4.4-4 above.	Less than Significant Impact
Threshold d: Would the Project 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 native wildlife nursery sites?	N/A	MM 4.4-5 Prior to the issuance of grading permits or other permits allowing for ground-disturbing activities or the removal of vegetation on-site, the City of Beaumont Department of Public Works shall ensure that the following note is included on the grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by City of Beaumont staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. <i>As feasible, vegetation clearing shall be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the</i>	Project Contractor	City of Beaumont Department of Public Works	Prior to issuance of grading permits	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold e: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	N/A	<i>nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disk, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests</i>	N/A	N/A	N/A	No Impact
Threshold f: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	RR 4-1 shall apply.	MM 4.4-2 shall apply.	Refer to MM 4.4-2 above.	Refer to MM 4.4-2 above.	Refer to MM 4.4-2 above.	Less than Significant Impact
4.5 CULTURAL RESOURCES						
Threshold a: Would the Project cause a substantial adverse change in the significance of a historical resource in pursuant to Section 15064.5?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold b: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	N/A	MM 4.5-1 Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the archaeologist to the City's Community Development Director stating that a certified archaeologist that meets the U.S. Secretary of Interior Standards has been retained to implement the monitoring program. The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the consulting Native American Tribe(s) Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event. The certified archaeologist and consulting tribe(s) representative shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.	Project Applicant	City of Beaumont Community Development Department	Prior to issuance of grading permit	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		MM 4.5-2 Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan should be written in consultation with the consulting Tribe(s) and shall include the following: approved mitigation measures, conditions of approval, contact information for all pertinent parties, parties' responsibilities, procedures for each mitigation measure and condition of approval, and an overview of the project schedule. The monitoring program shall include the following requirements for each phase of ground disturbance: a) During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring. b) In the event that previously unidentified cultural resources are discovered, the qualified archaeologist and Native American monitor shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored ground disturbance activities can proceed. If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an environmentally sensitive area physical demarcation/barrier constructed. The archaeologist shall contact the City and consulting tribe(s) at the time of discovery. The archaeologist, in consultation with the City, the consulting tribe(s), and	Project Archaeologist	City of Beaumont Planning Department	Prior to ground-disturbing activities	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		Native American monitor, shall determine the significance of the discovered resources. c) A recommendation for the treatment and disposition of the tribal cultural resource shall be made by the qualified archaeologist in consultation with the tribe(s) and the Native American monitor and be submitted to the City for review and approval. Treatment and disposition may include full avoidance; preservation in place; reburial in a permanent conservation easement or deed restriction away from future impact areas; or excavation and curation in a facility that meets Federal Curation Standards (CFR 79.1). d) The City must concur with the evaluation before ground disturbance activities will be allowed to resume in the affected area. For significant cultural resources meeting the definition of a historical resource per CEQA Section 15064.5(a) or a unique archaeological resource per CEQA Section 21083.2(g), a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. e) Before ground disturbance activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. f) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. g) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the City's Community Development Director for approval and subsequently submitted to the Eastern Information Center, and consulting tribe(s), prior to the				

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold c: Would the Project disturb any human remains, including those interred outside of formal cemeteries?	RR 5-1 The Project shall comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 5097 et. seq., which requires the County Coroner be contacted if human remains are discovered. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner is required to contact the NAHC by telephone within 24 hours. Whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American.	issuance of a certificate of occupancy for the first building in each phase of ground disturbance. No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
4.6 ENERGY Threshold a: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	PDF 8-1 Office space within the warehouses shall be insulated with a minimum R-13 value in the walls and R-30 in the attic, and all windows will have a minimum 0.57 U-factor and 0.32 SHGC or greater. PDF 8-2 All roofs within the Project shall be rated at 0.15 aged solar reflectance and 0.75 thermal emittance or greater. PDF 8-3 Occupant sensing lighting that dims to at least 50% when unoccupied shall be installed within the interior areas of warehouses. All interior lighting shall be LED lighting with 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, and 60 lumens/watt for all fixtures exceeding 40 watts. PDF 8-4 Office space heating within warehouses must utilize heat pumps with ducting insulation of R-4.2 or greater. PDF 8-5 Tenant lease agreements for the Project shall include contractual language restricting trucks and support equipment from nonessential idling longer than 3 minutes while on site in	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold b: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	exceedance of the City of Beaumont Idling Ordinance. N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
4.7 GEOLOGY AND SOILS						
Threshold a: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides?	RR 7-1 The Project shall comply with CBSC (Chapter 18) (adopted by the City of Beaumont as Municipal Code Section 15.04.010) and Municipal Code Section 17.11.040, which requires development projects to evaluate and identify site-specific geologic and seismic conditions. The report must provide site-specific recommendations to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and design criteria, and selection of appropriate structural systems. RR 7-2 Prior to grading plan approval and the first issuance of a grading permit for the Beaumont Pointe Specific Plan development, the Project proponent shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharges of stormwater associated with construction activities. RR 7-3 Prior to grading plan approval and the first issuance of a grading permit by the City for the Beaumont Pointe Specific Plan development, the Project proponent shall submit to the City of Beaumont a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion-control plan citing specific measures to control erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and non-structural Best Management Practices (BMPs) to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	may include (but shall not be limited to) the following: •Sediment discharges from the site may be controlled by the following: ☐ Perimeter protection to prevent sediment discharges through silt fences, fiber rolls, gravel bag berms, sand bag barriers, and compost socks. ☐ Sediment capture and drainage control through sediment traps, storm drain inlet protection, and sediment basins. ☐ Velocity reduction through check dams, sediment basins, and outlet protection/velocity dissipation devices. ☐ Reduction in off-site sediment tracking through stabilized construction entrance/exit, construction road stabilization, and entrance/exit tire wash. ☐ Slope interruption at permit-prescribed intervals (fiber rolls, gravel bag berms, sand bag berms, compost socks, biofilter bags). •The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary, as required by the SWPPP. •No materials of any kind shall be placed in drainage ways. •Materials that could contribute nonvisible pollutants to stormwater must be contained, elevated, and placed in temporary storage containment areas. •All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounding by silt fences. •The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.					

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	•Additional BMPs and erosion-control measures will be documented in the SWPPP and utilized if necessary. •The SWPPP will be kept on-site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Beaumont can make a determination that other BMPs will provide equivalent or superior treatment either on or off-site. RR 7-4 Prior to grading plan approval and issuance of a grading permit by the City of Beaumont for the Beaumont Pointe Specific Plan development, the Project proponent shall receive approval from the City of Beaumont for Final Water Quality Management Plan (Final WQMP). The Final WQMP shall specifically identify pollution-prevention, site-design, source-control, and treatment-control BMPs that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. Source control BMPs to be implemented in the Final WQMP may include (but shall not be limited to) those listed in Table G.1 of the Preliminary WQMP (Technical Appendix I2). Treatment-control BMPs shall include on-site detention/sand filtration basins to treat the site's runoff; these facilities shall be maintained and inspected at least twice per year and prior to October 1. Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the BMPs identified in the Final WQMP, the City of Beaumont can make a determination that other BMPs provide equivalent or superior treatment either on or off-site.					
Threshold b: Would the Project result in substantial soil erosion or the loss of topsoil?	RR 7-1 through RR 7-4 shall apply.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold c: Would the Project 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?	RR 7-1 through RR 7-4 shall apply.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold d: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	RR 7-1 shall apply.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold e: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold f: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	N/A	MM 4.7-1 Prior to issuance of grading permits, the Project Applicant shall retain a qualified paleontologist. Paleontological monitoring of the young alluvial fan deposits is not warranted, since their potential to yield fossils is low. However, if, during earth disturbance activities, the San Timoteo Foundation or older Quaternary alluvial deposits is exposed beneath the overlying young alluvial fan deposits, monitoring should be initiated during periods in which the San Timoteo Formation or older Quaternary alluvial deposits will be impacted. Monitoring shall be conducted during any grading or excavation in undisturbed sediments of the San Timoteo Foundation. Complete grading plans for each phase shall be made available to the City of Beaumont and to the paleontologist/ paleontological monitor prior to the start of any earth-moving activities for each phase.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of grading permits	Less than Significant Impact
		MM 4.7-2 Prior to initiation of any grading and/or excavation activities, a preconstruction meeting shall be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following discovery of any fossiliferous materials.	Project Paleontologist	City of Beaumont Planning Department	Prior to grading and/or excavation activities	
		MM 4.7-3 Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays.	Project Paleontologist	City of Beaumont Planning Department	During construction	

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
		The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Fossil discovery and salvage shall occur as follows: a) Notification of fossil discoveries shall be immediately reported by the paleontologist or paleontological monitor to the City of Beaumont, the Project owner or developer, and the consulting company overseeing development of the Project. b) Paleontological salvage shall complete with professional standard protocols, as detailed in Section VII, Paleontological Resource Impact Mitigation Program in <i>Technical Appendix F2</i> of this Draft EIR. c) In the laboratory, individual fossils shall be cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). d) The recovered specimens shall be prepared to a point of identification and permanent preservation (not display), including screen-washing of sediments to recover small invertebrates and vertebrates. e) The prepared specimens, along with relevant information, shall be curated into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center in Hemet, California). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. The City of Beaumont may select another repository if it so desires. f) A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location, shall be prepared. The report, when submitted to, and accepted by, the City of				

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
4.8 GREENHOUSE GAS EMISSIONS						
Threshold a: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	PDFs 8-1 through 8-5 shall apply.	MMs 4.3-3 through 4.3-17 shall apply.	Refer to MMs 4.3-3 through 4.3-17 above.	Refer to MMs 4.3-3 through 4.3-17 above.	Refer to MMs 4.3-3 through 4.3-17 above.	Significant and Unavoidable Impact
		MM 4.8-1 Prior to issuance of building permits, the Project shall provide documentation to the City as part of the plan check process, demonstrating that the Project will implement measures identified in the Riverside County Greenhouse Gas Emissions Screening Tables. 2019 up to a minimum of 1,850 points. The Project may also achieve equivalent emission reductions from other measures approved by the City. Implementing these mitigation measures shall be verified by the City prior to the issuance of final Certificate of Occupancy.	Project Applicant	City of Beaumont Planning Department	Prior to issuance of building permits	
		MM 4.8-2 The Project shall prohibit the use of natural gas in the industrial and warehouse components of the Project within Planning Areas 4 through 8, which shall be verified during plan check.	Project Applicant	City of Beaumont Planning Department	During Plan Check Process	
Threshold b: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	MMs 4.3-3 through 4.3-17 and MM 4.8-1 shall apply.	Refer to MMs 4.3-3 through 4.3-17 and 4.8-1 above.	Refer to MMs 4.3-3 through 4.3-17 and 4.8-1 above.	Refer to MMs 4.3-3 through 4.3-17 and 4.8-1 above.	Significant and Unavoidable Impact
4.9 HAZARDS AND HAZARDOUS MATERIALS						
Threshold a: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
		No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
		No mitigation is required.	N/A	N/A	N/A	No Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold d: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold 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 or excessive noise for people residing or working in the project area?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold f: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold g: Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
4.10 HYDROLOGY AND WATER QUALITY						
Threshold a: Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	RR 10-1 Prior to grading plan approval and the issuance of a grading permit by the Beaumont Pointe Specific Plan developments, the Project proponent shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State National Pollutant Discharge Elimination System (NPDES) Construction General Permit for discharge of stormwater associated with construction activities. RR 10-2 Prior to grading plan approval and the first issuance of a grading permit by the City for the Beaumont Pointe Specific Plan development, the Project proponent shall submit to the City of Beaumont a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion-control plan citing specific measures to control erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and non-structural Best	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	Management Practices (BMPs) to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following: •Sediment discharges from the site may be controlled by the following: -Perimeter protection to prevent sediment discharges through silt fences, fiber rolls, gravel bag berms, sand bag barriers, and compost socks; -Sediment capture and drainage control through sediment traps, storm drain inlet protection, and sediment basins; -Velocity reduction through check dams, sediment basins, and outlet protection/velocity dissipation devices; -Reduction in off-site sediment tracking through stabilized construction entrance/exit, construction road stabilization, and entrance/exit tire wash; -Slope interruption at permit-prescribed intervals (fiber rolls, gravel bag berms, sand bag berms, compost socks, biofilter bags). •The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP. •No materials of any kind shall be placed in drainage ways. •Materials that could contribute nonvisible pollutants to stormwater must be contained, elevated, and placed in temporary storage containment areas. •All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounding by silt fences.					

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	•The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. •Additional BMPs and erosion-control measures will be documented in the SWPPP and utilized if necessary. •The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Beaumont can make a determination that other BMPs will provide equivalent or superior treatment either on or off site. RR 10-3 Prior to the issuance of each grading permit by the City of Beaumont for each phase of the Project, the Project proponent shall provide evidence to the City that the following provisions have been added to the construction contracts for the proposed work: •The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment-control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Beaumont and the representatives of the Regional Water Quality Control Board. RR 10-4 Prior to issuance of each grading permit by the City of Beaumont for each phase of the Project, the Project proponent shall receive approval from the City of Beaumont of a Final Water Quality Management Plan (Final WQMP). The Final WQMP shall specifically identify pollution-prevention, site-design,					

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
	source-control, and treatment-control BMPs that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable after construction is completed and after the facilities or structures are occupied and/or operational. Source control BMPs to be implemented in the Final WQMP may include (but shall not be limited to) those listed in Table 4.10-3. Treatment-control BMPs shall include on-site detention/sand filtration basins to treat the site's runoff; these facilities shall be maintained and inspected at least twice per year and prior to October 1. Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the BMPs identified in the Final WQMP, the City of Beaumont can make a determination that other BMPs shall provide equivalent or superior treatment either on or off site. RR 10-5 Prior to the issuance of each building permit for the Project, the Project proponent shall provide evidence to the City that the Project complies with the requirements of the RWQCB Municipal Permit General MS4 Permit. The MS4 Permit requirements for new development calls for compliance with water quality regulatory requirements applicable to stormwater runoff and waste discharge. Specifically, the MS4 permit would require the Project proponent to develop and implement a comprehensive Stormwater Management Program (SWMP) that must include pollution prevention measures, treatment or removal techniques, monitoring, use of legal authority, and other appropriate measures to control the quality of stormwater discharged to the storm drains. N/A		N/A	N/A	N/A	Less than Significant Impact
Threshold b: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold c: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on or off site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impeded or redirect flood flows?	RR 10-1 through RR 10-5 shall apply.	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold d: Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold e: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
4.11 LAND USE AND PLANNING						
Threshold a: Would the Project physically divide an established community?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold b: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
4.12 MINERAL RESOURCES						
Threshold a: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold b: Would the Project 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?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
4.13 NOISE Threshold a: Would the Project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Threshold b: Would the Project generate excessive groundborne vibration or groundborne noise levels? Threshold c: For a project located within the vicinity of a private airstrip or 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?	N/A N/A N/A	No feasible mitigation measures exist. No mitigation is required. No mitigation is required.	N/A N/A N/A	N/A N/A N/A	N/A N/A N/A	Significant and Unavoidable Impact Less than Significant Impact No Impact
4.14 POPULATION AND HOUSING Threshold a: Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Threshold b: Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	N/A N/A	No mitigation is required. No mitigation is required.	N/A N/A	N/A N/A	N/A N/A	Less than Significant Impact No Impact
4.15 PUBLIC SERVICES Threshold a: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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: i. Fire Protection Services; ii. Police Protection Services; iii. School Services; iv. Parks, or v. Other Public Facilities	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
4.16 RECREATION Threshold a: Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Threshold b: Would the Project include recreational facilities or require the reconstruction or expansion of recreational facilities which might have an adverse physical effect on the environment?	N/A N/A	No mitigation is required. No mitigation is required.	N/A N/A	N/A N/A	N/A N/A	Less than Significant Impact Less than Significant Impact
4.17 TRANSPORTATION Threshold a: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? Threshold b: Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	RR 17-1 Prior to issuance of any building permits, the Project Applicant shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the City of Beaumont Development Impact Fee (DIF). RR 17-2 Prior to the issuance of grading or building permits, the Project Applicant shall prepare and the City of Beaumont shall approve, a temporary traffic control plan for construction. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors. N/A	MM 4.17-1 Prior to the issuance of building permits, the Project Applicant shall incorporate the TDM measures identified below. Verification that the TDM measures completed shall be verified by the City's Public Works Director. MM 4.17-2 Prior to the issuance of occupancy permits for the first buildings in Planning Areas 4-8 (i.e., industrial/warehouse buildings), the Project Applicant shall prepare and submit a Truck Traffic Demand Management Plan to the Planning Department for approval in order to prohibit Project trucks from driving on Oak Valley Parkway or on Potrero Boulevard north of the Potrero/SR-460 Interchange. The Truck Traffic Demand Management Plan shall include, but is not limited to the following: • Lease provisions clearly identifying the required truck routes; • CC&R restrictions with financial penalties for violations and City ability to enforce as third-party beneficiary; • Truck route maps provided to all drivers and posted in breakrooms and throughout the Project; • Designation of a Traffic Coordinator contact for the City to notify in the event of traffic issues; • Annual reports to the City's Planning Department. a. Where applicable ensure design of key intersections and roadways encourage the use of walking, biking and, where applicable, transit. b. Collaborate with the Riverside Transit Authority (RTA) to determine the feasibility of providing new or re-route existing transit services to the site. c. Commute trip reduction (CTR) programs offered to encourage the use of biking.	Project Applicant Project Applicant	City of Beaumont Planning Department City of Beaumont Department of Public Works	Prior to issuance of occupancy permits Prior to issuance of building permits	Less than Significant Impact Significant and Unavoidable Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
Threshold e: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Threshold d: Would the Project result in inadequate emergency access?	N/A	d. Encourage CTR programs may also provide for alternative work or compressed work schedules to reduce the number of days an employee commutes to work.				
4.18 TRIBAL CULTURAL RESOURCES Threshold a: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
RR 18-1 Inadvertent Discovery of Human Remains. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of Health and Safety Code Section 7050.5. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and	N/A	MMs 4.5-1 and 4.5-2 shall apply.	Refer to MMs 4.5-1 and 4.5-2 above.	Refer to MMs 4.5-1 and 4.5-2 above.	Refer to MMs 4.5-1 and 4.5-2 above.	Less than Significant Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
to a California Native American tribe?	disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to Public Resources Code Section 5097.98 Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. Pursuant to the specific exemption set forth in California Government Code Section 6254(r), the sheriff-coroner, parties, and lead agencies will be asked to withhold public disclosure information related to such reburial.					
4.19 UTILITIES AND SERVICE SYSTEMS						
Threshold a: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold b: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold c: Would the Project 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?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold d: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold e: Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact

Potential Impacts	Regulatory Requirements (RR) and Project Design Features (PDF)	Mitigation Measures (MMs)	Responsible Party	Monitoring Party	Implementation Stage	Level of Significance After MMs, RRs, and PDFs
4.20 WILDFIRE						
Threshold a: Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold b: Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold c: Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact
Threshold d: Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability or drainage change?	N/A	No mitigation is required.	N/A	N/A	N/A	Less than Significant Impact