



Staff Report

TO: City Council
FROM: Carole Kendrick, Planning Manager
DATE: March 1, 2022
SUBJECT: **Public Hearing to Adopt California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program for the West Side Fire Station Located on the East Side of Potrero Boulevard, North of SR 60 Freeway and South of San Timoteo Canyon Road**

Background and Analysis:

The City of Beaumont has determined that the proposed West Side Fire Station (Project) and the required discretionary actions of the City Council for the Project, require compliance with the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study and Mitigated Negative Declaration (IS/MND) addresses the direct, indirect, and cumulative environmental effects associated with the proposed Project.

This IS/MND has been prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code Section 21000 *et seq.*); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970 ("CEQA Guidelines"), as amended (CCR, Title 14, Chapter 3, Section 15000 *et seq.*); and applicable requirements of the Lead Agency, the City of Beaumont.

This IS/MND has determined that the proposed Project would result in potentially significant environmental impacts; however, mitigation measures are proposed that would reduce any potentially significant impact to less than significance levels. As such, an IS/MND is deemed as the appropriate document to provide the necessary environmental review and clearance.

Project

The Project would be located on approximately 1.59 acres spanning portions of three different parcels: APNs 414-120-040, -041, and -042. The Project area is generally

bounded by San Timoteo Canyon Road to the north, Interstate 10 to the east, SR 60 to the south, and Potrero Boulevard to the west. All parcels within the Project site are zoned and designated in the City's General Plan as Urban Village (UV). The UV designation is a mixed-use designation intended for a variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses, and abundant open space and recreation amenities. The Project, which is considered a Public Safety Facility by the City's Zoning Code, is permitted within the UV zoning and land use designation.

The Project proposes a new fire station, storage building, parking area, access roads, stormwater infiltration system, landscaping, and irrigation system. Details surrounding the construction and operation of these facilities are provided below.

The proposed fire station would be composed of two buildings, totaling approximately 10,760 square-feet. Building A would be located on the southwest corner of the Project site and Building B would be located on the southeast corner of the site. A covered, concrete walkway would be constructed to connect the two structures.

The purpose of Building A would be for administrative and communal needs associated with the fire department staff. The structure would be one story tall, totaling 4,730 square-feet. The primary public access to the building would be via a front door along the western side of the building, which enters into a lobby. A secondary access is located along the eastern side of the building, entering into the office area. The following amenities would be located within Building A:

- A lobby and public restroom;
- Five offices, including a Captain's Office and a Police Office;
- A day room, dining area, and kitchen;
- Four dorm spaces, with two beds per room;
- Four full bathrooms with showers, including one ADA compliant bathroom;
- A weight room;
- A janitor's closet;
- An electrical room; and
- A communication room.

Building B would be used as an apparatus room, with space for two fire engines. Additionally, the building would house an equipment storage room, an ice room, a laundry room, and a generator room. The structure would be one story tall, totaling 4,791 square-feet, with access provided via four bays and three external doors. A 1,000-gallon diesel aboveground storage tank and pump will be installed just north of Building B for fire engine fueling onsite.

The Project proposes a 23-foot by 25-foot storage building, totaling approximately 570 square-feet, in the northeastern corner of the site. The storage building will be used for housing extra equipment and vehicles. Access to the storage building will be via one bay and one door. Trash and recycling receptacles would be stored adjacent to the building.

As part of the Project, the City would construct two new access roads along the northern and southern edges of the Project site. The road to the north would be a potential future shared common drive with surrounding land zoned UV, and the road to the south would be named Western Knoll Boulevard (Blvd). The northern access road would be constructed in compliance with County of Riverside requirements, measuring 25 feet wide by 240 feet long. Western Knoll Blvd would be 39 feet wide by 195 feet long and would be designed to accommodate heavy duty equipment such as fire engines. One access point would be constructed along the northern access road for entry to the staff parking lot. Two access points would be constructed along Western Knoll Blvd for entry to the visitor parking lot and Building B.

Approximately 21,569 square-feet of paving is proposed onsite. Within the paved portions of the Project site the City would paint 16 parking stalls, divided into staff and visitor parking areas. Staff parking would be located in the northwest area of the site, offering 12 standard 9-foot by 18-foot stalls. Two electric car chargers would be provided, as well as a long-term bike rack. The staff parking area would be covered by two solar-mounted shade structures, totaling 3,560 square-feet. Visitor parking would be located on the southern side of the station, offering three standard stalls and one ADA-compliant 17-foot by 19-foot stall.

The majority of the site would be surrounded by 6-foot perimeter steel fencing with automatic rolling metal vehicle gates limiting access at the southeast and northeast corners. However, the visitor parking area would not be gated to allow for public access to Building A via the front door.

Drainage runoff from the Project site will be captured and directed to an underground storage and infiltration system for water quality treatment. Three vegetated bioretention basins will be installed, with maximum depths of 72 inches, or six feet below the ground surface.

Approximately 18,996 square-feet of the Project site would be landscaped with native, drought resistant plant species. A water efficient irrigation system would be also installed. All landscaping and irrigation would comply with the City's Landscaping Standards (Code of Ordinances Section 17.06).

Environmental Documentation

An environmental analysis of this proposal was prepared by Chambers Group, Inc. to assess the potential impacts that this project would have and mitigation measures which are required to mitigate identified impacts to a level of insignificance, in accordance with the California Environmental Quality Act (CEQA). The areas that were covered within the analysis were: Aesthetics, agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, land use/planning, population/housing, transportation/traffic, agriculture/forestry resources, cultural resources, tribal cultural resources, hazards/hazardous materials, hydrology and water quality, mineral resources, public services, utilities/service systems, geology/soils, noise, and recreation.

Biological Resources

A multiple species habitat conservation plan (MSHCP) consistency analysis and determination of biologically equivalent or superior preservation (DBESP) were prepared by Cadre Environmental in conjunction with this review and mitigation measures are proposed to be incorporated into the project to reduce impacts to a level of insignificance. The proposed mitigation measures include a pre-construction burrowing owl survey and purchasing re-establishment and rehabilitation credits for permanent impacts to the riverine resources. The mitigation is shown as MM-BIO-1 and MM-BIO-2 pages 32 and 33 of Attachment A.

Cultural Resources

A cultural report letter was prepared by Chambers Group, Inc. in conjunction with this review and mitigation measures related to archeological monitoring and discoveries of cultural resources, as shown as MM-CUL-1 through MM-CUL-5 on pages 35 through 37 of Attachment A.

Geology and Soils

A paleontological resources assessment report was prepared by Soils Southwest, Inc. in conjunction with this review and a mitigation measure is proposed to implement a paleontological resource impact mitigation consistent with CEQA and the society of vertebrate paleontology guidelines, as shown as MM-GEO-1 through MM-GEO-2 on pages 45 through of 48, and MM-PAL-1 on page 49 of Attachment A.

The draft initial study/mitigated negative declaration was circulated for a 30-day public review period from January 21, 2022, through February 21, 2022, and was advertised in the Press Enterprise on January 21, 2022, and the proof of publication is included as Attachment F to this staff report. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or

opposition to the project. Any comments received prior to the time of the scheduled City Council meeting will be provided at the time of the public hearing.

Fiscal Impact:

City staff time to prepare this staff report is approximately \$500.

Recommended Action:

Hold a public hearing,

Adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program for the West Side Fire Station project, and

Direct staff to prepare a Notice of Determination to be filed with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Proof of Publication

Incorporated herein by Reference:

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map