Attachment to Notice of Exemption STEWART PARK RENOVATION

SUPPLEMENTAL INFORMATION

The City of Beaumont proposes to renovate the existing 11-acre Stewart Park. This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, § 15301, 15302, and 15303.

1. EXISTING CONDITIONS

PROJECT LOCATION

The project site contains the existing Stewart Park (Assessor's Parcel Numbers [APN] 415-243-002, 415-273-002 & 415-323-002). The project site covers three city blocks; 9th Street and 10th Street divide the park into three separate park areas. The project site is bounded to the north by 11th Street, to the south by 8th Street, to the east by Maple Street, and to the west by Orange Avenue within the City of Beaumont, Riverside County, California. The project site is approximately 0.25 miles north of Interstate 10 (I-10). Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*, show the project site in the context of the regional and local vicinity, respectively.

EXISTING CONDITIONS AND SURROUNDING USES

The project site is currently developed, containing open space and park amenities including two full sized basketball courts, a skate park, two playgrounds, a baseball diamond, a restroom/concession stand, a pavilion with a concrete pad for live entertainment, fencing surrounding the central and southern park areas, a parking lot, and a former pool that was recently demolished in 2021 due to its age (the pool originally opened in 1963), and physical and technical issues. One third of the project site serves as a detention basin for storm water runoff from neighboring streets, with overflow of the basin into the center section, west of the former pool. The project site is within a suburban residential area with residential neighborhoods to the west, north, and east, and public and institutional uses to the east, south, and west (see Figure 2). Main vehicular access is provided via 11th Street, Orange Avenue, and Maple Avenue. The portion of 9th Street that crosses the park has been closed to vehicular traffic for more than a decade, and asphalt from the original street remains. The portion of 10th Street that crosses the park is a local street that continues to be used for through traffic. The portions of 9th and 10th Streets that are contained within the project site contain underground electrical, water, and sewer utility lines.

GENERAL PLAN LAND USE DESIGNATION AND ZONING DESIGNATION

The project site is zoned Recreation/Conservation (RC) per the Beaumont Zoning Map and designated as Open Space (OS) in the Beaumont General Plan Land Use Map, respectively (Beaumont 2020b, Beaumont 2020c). The OS land use designation allows for open space lands used for recreation and conservation including parks, trails, and golf courses (Beaumont 2020a). According to the City of Beaumont Municipal Code Section 17.03.040, the RC zoning designation is likewise intended for open space lands as well as for permanent open space in areas where natural hazards are present that might endanger residents. No minimum or maximum lot area standards are applicable to this zone. Furthermore, the maximum height of any building shall not exceed two stories or 35 feet, whichever is less, in this zone.

2. PROJECT DESCRIPTION

The proposed project would result in the renovation of the entirety of the existing 11-acre park. Improvements would include relocation and upgrades to the park's basketball courts, skate park, playgrounds/play areas, pathways, and improvements to the stormwater detention basin. The proposed project would also include installation of a splash pad (which would replace the former pool) with a new restroom and outdoor showers; stage; multipurpose field; picnic areas, tables, and shade structures; walking trails; entry plazas; park lighting; landscaping including low and medium water use turf grasses and trees; an irrigation system; and three bioretention areas. The proposed project would also include connection of the park across 9th and 10th Streets to create a continuous park space, which would result in the closure of 9th and 10th streets between Orange and Maple Avenue. Parking would include diagonal and parallel street parking areas. Other site conditions would include a new 25-foot easement with Beaumont Cherry Valley Water District along the portion of 10th Street that is within the project site, which contains existing water utility service. Overhead electrical utilities along 10th Street are being removed and the overhead fiber optic lines would be placed underground. Figure 3, *Site Plan*, shows the location and layout of the proposed renovation of Stewart Park. The park would be open year-round to residents, similar to current conditions. It is assumed that the splash pad will be open from 11 AM to 7 PM during the months of May to September (summer) and open intermittently depending on weather conditions during the months of October to April (fall, winter, and spring).

CONSTRUCTION

Construction of the proposed project is anticipated to start in summer 2024 and last approximately 12 months in one phase. As required by the City of Beaumont Municipal Code Section 9.02.110, since the project site is within one quarter mile of occupied residences, all construction and general maintenance activities shall be limited to the hours of 6 AM and 6 PM from June through September and 7 AM through 6 PM from October through May.

The proposed project would include the demolition of the existing fencing, signage, skate park, landscaping, concrete curb and gutter on the portion of the northern park area abutting Maple Avenue and Orange Avenue, striping, some utility poles and boxes, and 14 trees. Construction activities would include grading and excavation, trenching for site utilities, construction of foundations and structures, paving, exterior finishes, and landscaping including the planting of 170 trees. The portions of 9th and 10th Street located within the project site would be vacated and paved over to connect the three park lots into one continuous lot. The existing restroom would be protected from construction activities. All construction equipment and workers would be located within the boundaries of the project site, and contractors would adhere to construction noise regulations. To avoid impacts to potential impacts to nesting birds, eggs, or young, preconstruction nesting bird surveys and monitoring would be implemented as a project design feature. The preconstruction nesting bird surveys and monitoring would be ensured through City implementation of the condition of approval.

3. REASONS THAT THE PROJECT IS EXEMPT

The proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Cal. Code Regs. Tit. 14 § 15301-1503) because it is consistent with Class 1, Existing Facilities, Class 2, Replacement or Reconstruction, and Class 3, New Construction or Conversion of Small Structures, as explained below.

Class 1, Existing Facilities (CEQA Guidelines § 15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The proposed project involves the alteration, repair, and improvements to an existing park facility and would not result in the expansion of its current use. More specifically, the proposed project involves improvements to an existing skate park, parking lot, stormwater retention basin, and utilities infrastructure. All improvements involve no or negligible expansion of use. Therefore, under CEQA Guidelines Section 15301, the proposed project is exempt from further CEQA analysis.

- Class 2, Replacement or Reconstruction (CEQA Guidelines § 15302) consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:
- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The proposed project would involve the reconstruction of the entirety of the existing Stewart Park. This includes the reconstruction of the park's existing playgrounds and basketball courts. The new park would be located on the same site and have the same purpose and capacity as the existing park. Furthermore, the proposed project would involve the replacement of existing utility systems and/or facilities located within the project site involving negligible or no expansion of capacity. Therefore, under CEQA Guidelines Section 15302, the proposed project is exempt from further CEQA analysis.

Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines § 15303) consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed project would involve the construction of a splash pad with a new restroom and outdoor shower, amphitheater, multipurpose field, irrigation system, landscaping, and park amenities. which is covered under the Class 3 categorical exemption as a new, small facility; and installation of water utility extensions for the splash pad, which are covered under the Class 3 categorical exemption as utility extensions. Therefore, the proposed project is exempt from further CEQA analysis under Section 15303.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA conditions described in Section 15332 of Title 14 of the California Code of Regulation that might invalidate findings that the proposed project is exempt from CEQA. Each condition is listed below followed by an assessment of whether that exception applies to the proposed project.

(a) Location. Classes 3,4,5,6 and 11 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a

particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

The project site contains the existing Stewart Park and is surrounded by developed residential communities and institutional facilities. A school is located south of and adjacent to the project site. However, the proposed project would be consistent with its existing long-term uses as a part as well as the existing general plan and zoning designations. Construction activities would be contained within the project site boundaries. Furthermore, as further expounded in Section 4(c), due to the project site's developed nature and frequent human disturbance, the project site lacks any significant biological resources. Although the project site contains an artificial flood basin, it does not have any natural drainage features, nor does it support or lie adjacent to riparian/riverine areas (FWS 2023). The project site has not been identified as a hazardous materials site and would not create a hazard to the public [please refer to Section 4(e)]. Therefore, this exception does not apply to the project.

(b) Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The City does not intend to construct any additional projects of the same type at the project site or immediate vicinity. There are several development projects within the City that are pending approval, approved, or under construction. Completed projects in the City include commercial, industrial, and residential uses. Construction and operation of other offsite projects is not expected to contribute to a significant cumulative impact. The proposed project would not result in any significant environmental impacts, nor is there potential for significant cumulative impacts. Thus, this exception does not apply to the proposed project.

(c) Significant Effects. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There is no reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances. The construction manager would ensure compliance with local, state, and federal laws and regulations, would implement construction Best Management Practices (BMPs), and follow local standards and guidelines. There would be some temporary noise and vibration impacts associated with construction activities. However, all temporary construction and vibration impacts, and operational noise impacts are considered less than significant as project development would be required to comply with Section 9.02.110 of the Beaumont Municipal Code, which sets the hours of operation for construction. Construction would require the removal of 14 trees. The project design includes replacement of all trees to be removed with new trees. After project completion, there will be more trees within the park than in current conditions. The City would be subject to Section 12.12.130 of the municipal code, which outlines tree removal protocol. Therefore, the proposed project would ensure no impacts related to removal of trees.

NOISE

Temporary Construction Noise

Noise created by construction within one-quarter of a mile of occupied residences is allowed between the hours of 6:00 AM to 6 PM from June through September and 7 AM through 6 PM from October through May, according to the City of Beaumont Municipal Code Section 9.02.110. The proposed project's daily schedule for construction would comply with the City's construction noise regulations, and therefore, construction activities would occur within the allowable construction hours of the municipal code. Short-term construction noise would be generated by demolition, site preparation, and construction activities. These activities would utilize equipment such as, but not limited to,

dozers, backhoes, excavators, loaders, rollers, and construction vehicles for delivery and transport of equipment, material, and workers.

The closest sensitive receptors are the residences adjacent to the east, north, and west of the project site and the school adjacent to the south of the project site. Because of the proximity of the project site to these sensitive receptors, construction activities would elevate the ambient noise environment in the vicinity of noise-sensitive receptors. However, all construction activities would be temporary and cease upon project completion. Additionally, project development would be required to comply with Section 9.02.110 of the Beaumont Municipal Code, which sets the hours of operation for construction. In addition, construction equipment and trucks would utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields, shrouds, or temporary noise barriers), wherever feasible. As a result, construction activities would be restricted to the least noise-sensitive portions of the day. Temporary construction noise impacts would be less than significant.

Temporary Construction Vibration

Construction can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The effects from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures.

For reference, a vibration level of 0.2 inches per second (in/sec) peak particle velocity (PPV) is used as the limit for non-engineered timber and masonry buildings (which could be applied to the surrounding residential structures) (Federal Transit Administration 2018). At a distance of greater than 25 feet, vibration levels from typical construction equipment including vibratory rollers attenuate to less than the 0.2 in/sec PPV. Commercial, institutional, and residential properties are located adjacent to the western, southern, and eastern boundary of the project site; however, construction of the proposed project would not result in vibration levels that would disrupt the operation of adjacent properties or damage any structures near the project site. Therefore, vibration levels would not exceed the 0.2 in/sec PPV threshold, and vibration impacts would be less than significant.

Operational Noise

The proposed project would not introduce any new noise sources to the project area. The project site is located within the existing Stewart Park. Implementation of the proposed project would not induce population growth; therefore, the proposed project would not significantly increase noise levels near or within the project site.

BIOLOGICAL RESOURCES

The City's General Plan identifies environmentally sensitive habitats for special-status plant and wildlife species with a State and/or Federal listing status and/or listed in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site does not contain potential habitat for such species as outlined in the Beaumont General Plan, nor is the project site within an area subject to the MSHCP. The project site is surrounded by urban development and in an area that is highly urbanized. Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

Nesting Birds

The proposed project would involve the removal of 14 mature trees and other ornamental landscaped plants that could provide potential nesting habitat for birds protected by the Migratory Bird Treaty Act (MBTA), California

Migratory Bird Protection Act (MBPA), and Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to potential impacts to nesting birds, eggs, or young, preconstruction nesting bird surveys and monitoring would be implemented as a project design feature. The preconstruction nesting bird surveys and monitoring would be ensured through City implementation of the condition of approval.

Trees

14 mature trees would be removed as a result of project development. However, none of the trees that would be removed are protected under the City's General Plan, MHSCP, or State or Federal law; therefore, there would be no loss of protected resources. The City would be subject to Section 12.12.130 of the municipal code, which outlines tree removal protocol. Therefore, the proposed project would ensure no impacts related to removal of trees.

For these reasons, there is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances, and this exception does not apply to the proposed project.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway.

There are no designated state scenic highways in the City of Beaumont, including near the project site. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest State designated highway is the portion of California State Route 243 (SR-243) that extends from the intersection of SR-243 and Smith Creek (approximately 0.12 miles southeast of the intersection of SR-243 and Old Banning Idyllwild Road) to the intersection of SR 243 and SR 74 approximately 21 miles southeast of the project site. Additionally, the closest highway that is eligible for designation extends from the intersection of 8th Street and the Interstate 10 freeway (I-10) south to the 8th Street/Lincoln Street intersection, east to the Lincoln Street/San Gorgonio Avenue, south to the intersection of SR-243 and Smith Creek (where the northern end of the closest State designated highway is located) (Caltrans 2023). Construction and operation of the proposed project would be completely within the existing park, which is not visible from these designated and eligible highways. The proposed project would not affect scenic resources along any officially designated or eligible scenic highways due to the distance, varying topography, and intervening development. Therefore, this exception does not apply to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Five environmental databases were searched for hazardous materials sites on the site and within a quarter mile radius:

- » EnviroStor. Department of Toxic Substances Control (DTSC 2023)
- » GeoTracker. State Water Resources Control Board (SWRCB 2023)
- » EJScreen. US Environmental Protection Agency (USEPA 2023a)
- » EnviroMapper. US Environmental Protection Agency (USEPA 2023b)
- » Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2023)

The project site and areas within a quarter mile of the project site are not identified in EnviroStor, EJSCreen, or the Solid Waste Information System. According to GeoTracker, there is a leaking underground storage tank (LUST) cleanup site approximately one quarter mile south of the project site; however, cleanup of this site was completed and closed in January 2018 (SWRCB 2023). Additionally, according to EnviroMapper, there are nine hazardous waste sites within a quarter mile of the project site (USEPA 2023b). However, all these hazardous waste sites are required to obtain and comply with a permit under the Resources Conservation and Recovery Act. Furthermore, operations of all these sites are contained within their respective sites. Therefore, the proposed project would not create a hazard to the public. This exception does not apply to the proposed project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be an historical resource.

The project site contains the existing Stewart Park. No historic resources that are listed on the National Register of Historica Places, the California Register of Historical Resources, or as a California State Historical Landmark exist onsite (NPS 2022, OHP 2022a). The closest historical resource is Carnegie Beaumont Library, which is listed on the California Register of Historical Resources and is located about 0.4 miles west of the project site (OHP 2022a). However, construction and operation of the proposed project would occur entirely within the project site. Therefore, implementation of the proposed project would not cause significant impacts to historical resources, and the historical resources exception does not apply to this proposed project.

5. CONCLUSION

The proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Cal. Code Regs. Tit. 14 § 15301-15303) because it is consistent with Class 1, Existing Facilities, Class 2, Replacement or Reconstruction, and Class 3, New Construction or Conversion of Small Structures.

6. REFERENCES

Beaumont, City of. 2020a, December 1. Beaumont General Plan. https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU_Final-rev-22521.
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2020c. Beaumont Zoning Map Final. http://www.beaumontca.gov/DocumentCenter/View/36840/Beaumont Zoning-Map-Final.
California Department of Resources Recycling and Recovery (CalRecycle). 2023, June. SWIS Facticity/Site Search. https://www2.calrecycle.ca.gov/SolidWaste/Site/Search
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Office of Historic Preservation (OHP). 2022a, October. California Historical Resources. https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=33.

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State Water Resources Control Board (SWRCB). 2023, June. GeoTracker. http://geotracker.waterboards.ca.gov/.

US Environmental Protection Agency (USEPA). 2023a, June. EJSCREEN. https://ejscreen.epa.gov/mapper/.

US Environmental Protection Agency (USEPA). 2023b, June. EnviroMapper for EnviroFacts. https://www3.epa.gov/enviro/index.html.

U.S. Fish & Wildlife Service (FWS). 2023, June. National Wetlands Inventory – Wetlands Mapper. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.

Attachments

Figure 1 Regional Location Figure 2 Local Vicinity Figure 3 Site Plan

NOTICE OF EXEMPTION		
To: ⊠ Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From: City of Beaumont 550 East 6th Street	
⊠ County Clerk County of Riverside	Beaumont, CA 92223	
2724 Gateway Drive Riverside, CA 92507		
Stewart Park Renovation Project Project Title		
Bounded to the north by 11 th Street, to the so Orange Avenue	buth by 8 th Street, to the east by Maple Street, and to the west by	

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Riverside

Project Location - County

Description of Nature, Purpose, and Beneficiaries of Project

CEQA: California Environmental Quality Act

City of Beaumont

Project Location - Specific

Project Location - City

Beaumont

Name of Public Agency Approving Project City of Beaumont Name of Person or Agency Carrying Out Project Exempt Status: (check one below) Ministerial (Sec. 21080(b)(1); 15268); Declared Emergency (Sec. 21080(b)(4); 15269(b)(c)); Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); Categorical Exemption. State type and section number: § 15301, Existing Facilities; §15302, Replacement or Reconstruction; and §15303, Classa 3, New Construction or Conversion of Small Structures. Statutory Exemptions. State code number: The alteration, repair, and improvements to the existing skate park, parking lot, stormwater retention basin, and utilities is covered under the Class 1 categorical exemption as existing facilities. All improvements involve negligible or no expansion of use. The reconstruction of the park's playgrounds, basketball courts, and utilities qualifies for a Class 2 categorical exemption. The new park would be located on the same site and have the same purpose and capacity as the existing park. The construction of a splash pad with a new restroom and outdoor shower, amphitheater, multipurpose field, irrigation system, landscaping, and park amenities is covered under the Class 3 categorical exemption as small and accessory structures. The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply. See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the City of Beaumont, 550 East 6th Street, Beaumont, CA 92223. Reasons why project is exempt Contact Person: Area Code/Telephone/Extension: If filed by applicant: 1. Attach certified document of exemption findings 2. Has a Notice of Exemption been filed by the public agency approving Yes No the project Date Received for Filing: Signature: Title:	CEQA: California Environmental Quality Act		
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