



BEAUMONT UNIFIED SCHOOL DISTRICT

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations and Interested Parties

PROJECT TITLE: Beaumont High School Expansion

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the Beaumont Unified School District (BUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (Draft EIR) for the Beaumont High School Modernization project pursuant to the California Public Resources Code (PRC), Division 13, Section 21000 et seq. (CEQA Statute) and the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of the Notice of Preparation is to (1) serve as a public notice of an environmental impact report (EIR) pursuant to the CEQA Guidelines Section 15082, and (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared. The District, as Lead Agency, respectfully requests that any agencies responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b). Agency and public comments should, at a minimum, identify the significant environmental issues, reasonable alternatives, and/or mitigation measures that should be explored in the EIR.

In compliance with CEQA Guidelines Section 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft EIR.

PROJECT LOCATION: The project site is within the main campus of Beaumont High School at 39139 Cherry Valley Boulevard, City of Beaumont, County of Riverside (Assessor's Parcel Number 403-200-011).

PROJECT DESCRIPTION: Physical improvements would occur on the north half of the main campus; no changes to the athletic complex. Campus work would include demolition and removal, new construction, and reconfiguration on about 34 acres of the 62-acre main campus.

■ Demolition and Removal

- Roundabout entry drive
- A portion of Parking Lot E and all of Lot D
- Turf athletic fields
- 8 basketball courts and 8 tennis courts

■ New Construction

- Entry plaza and walkway along drop-off/pick-up zone
- Lunch shelter
- Two 25,000-sf 2-story classroom buildings with 42 classrooms and up to 1,344 seats, and an open courtyard between buildings.

■ **Reconfigure Parking and Circulation**

- Lot E would be expanded to the south to provide an additional 225 spaces (total of 455 spaces). A new enter-only drive along Cherry Valley Boulevard would provide a second access point for students and would relieve congestion at the main entry stop light.
- Lot D would be moved north and increased by 15 spaces (total of 199 spaces). This lot would have the entry drive and the drop-off/pick-up zone around the outside.
- Driveway on Cherry Valley Boulevard (2-lane entry, 3-lane exit) would be extended to provide significantly more stacking and a longer drop-off/pick-up zone; lane configuration would be the same.

■ **Reconstruct Athletic Fields**

The fields would be reconstructed for better access and space: baseball and 2 softball practice fields; running track; 2 soccer fields; 8 basketball courts and 8 tennis courts

Other school facilities would remain the same, and no changes to operations, school-related events, or community use would occur.

POTENTIAL ENVIRONMENTAL EFFECTS: In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this Notice of Preparation to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Environmental factors that will be analyzed in the Draft EIR are:

- | | | |
|------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Wildfire | |

DOCUMENT AVAILABILITY: The 30-day public review period for the NOP is from **June 19, 2020, to July 20, 2020**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, please send written comments to the District, at the address below, at the earliest possible date but not later than July 20, 2020. This NOP is available for review on BUSD website: https://www.beaumontusd.us/apps/pages/Facilities_Projects.

PUBLIC COMMENTS: Please indicate a contact person and send your comments to:

Beaumont Unified School District
Facilities Planning Department
350 W. Brookside Avenue, Beaumont, CA 92223-0187
ATTN: Lisa Hendrix, Director of Facilities

Comments can also be sent by e-mail to lhendrix@beaumontusd.k12.ca.us. Please include “CEQA Beaumont HS” in the subject line. If you require additional information, please contact Lisa Hendrix at (951) 845-1631 ext. 005373.

Revisions:

PARKING RATIO CALCULATIONS

(E) PARKING LOT B: ACCESSIBLE PARKING CALCULATION:

EXISTING PARKING STALLS PROVIDED: 76 STALLS
ACCESSIBLE PARKING STALLS REQUIRED (2019 CBC, TABLE 11B-208.2): 4 STALLS (1 VAN)
ACCESSIBLE PARKING STALLS PROVIDED: 4 STALLS (1 VAN)

(N) PARKING LOT D: ACCESSIBLE PARKING CALCULATION:

PARKING STALLS PROVIDED: 455 STALLS
ACCESSIBLE PARKING STALLS REQUIRED (2019 CBC, TABLE 11B-208.2): 9 STALLS (2 VAN)
ACCESSIBLE PARKING STALLS PROVIDED: 9 STALLS (2 VAN)

(N) PARKING LOT E: ACCESSIBLE PARKING CALCULATION:

PARKING STALLS PROVIDED: 199 STALLS
ACCESSIBLE PARKING STALLS REQUIRED (2019 CBC, TABLE 11B-208.2): 6 STALLS (1 VAN)
ACCESSIBLE PARKING STALLS PROVIDED: 6 STALLS (1 VAN)

INCREMENT 1

BEAUMONT HIGH SCHOOL EXPANSION PROJECT

39139 Cherry Valley Blvd, Beaumont, CA



Beaumont Unified School District

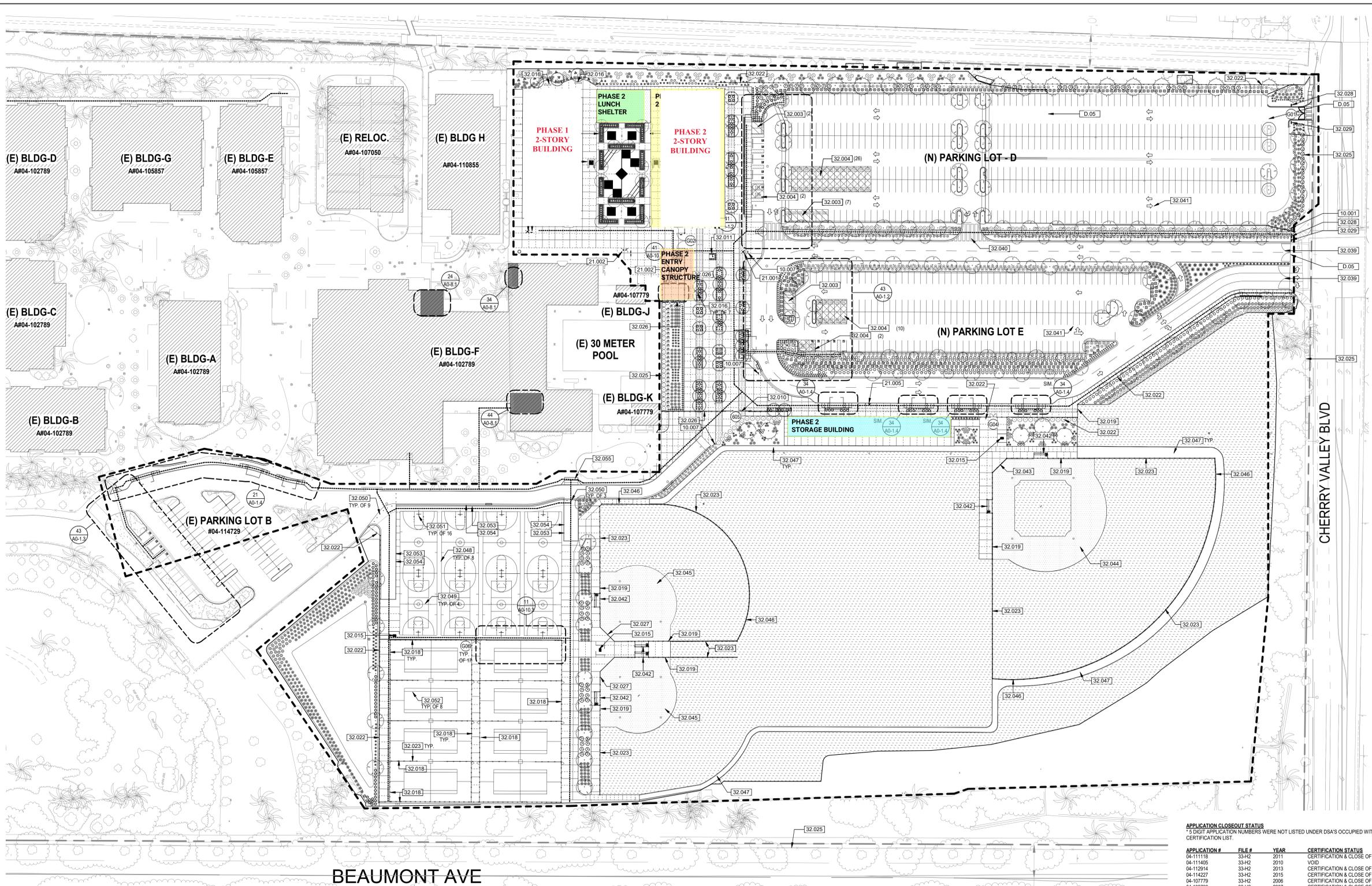
350 W. Brookside Avenue
Beaumont, CA 92223

DLR Project № 75-20209-00

SITE PLAN

A0-1.1

Sheet №



APPLICATION CLOSEOUT STATUS
* 5 DIGIT APPLICATION NUMBERS WERE NOT LISTED UNDER DSA'S OCCUPIED WITHOUT CERTIFICATION LIST.

APPLICATION #	FILE #	YEAR	CERTIFICATION STATUS
04-11118	33-H2	2011	CERTIFICATION & CLOSE OF FILE #1
04-11146	33-H2	2010	VOID
04-11294	33-H2	2013	CERTIFICATION & CLOSE OF FILE #1
04-11427	33-H2	2015	CERTIFICATION & CLOSE OF FILE #1
04-10779	33-H2	2006	CERTIFICATION & CLOSE OF FILE #1
04-10878	33-H2	2007	CERTIFICATION & CLOSE OF FILE #1
04-11018	33-H2	2006	CERTIFICATION & CLOSE OF FILE #1
04-11017	33-H2	2010	CERTIFICATION & CLOSE OF FILE #1
04-11074	33-H2	2010	CERTIFICATION & CLOSE OF FILE #1
04-11188	33-H2	2010	CERTIFICATION & CLOSE OF FILE #1
04-11699	33-H2	2017	CERTIFICATION & CLOSE OF FILE #1
04-11638	33-H2	2018	OPEN
04-11055	33-H2	2010	CERTIFICATION & CLOSE OF FILE #1
04-10279	33-H2	2002	CERTIFICATION & CLOSE OF FILE #1
04-10705	33-H2	2005	CERTIFICATION & CLOSE OF FILE #1
04-10587	33-H2	2004	CERTIFICATION & CLOSE OF FILE #2

SITE PLAN LEGEND

	PROPERTY LINE		CHAIN LINK FENCE
	EXISTING BUILDING		ORNAMENTAL FENCE
	EXISTING ACCESSIBLE RESTROOM		GATE PER GATE SCHEDULE SEE SHEET HS 205
	PATH OF TRAVEL PER INCREMENT #1 - AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 12" MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DOES NOT EXCEED 1/4" VERTICAL (FOR REFERENCE/LOCATION ONLY)		PRIMARY SCOPE OF WORK BOUNDARY
	PARKING STALL FOR CLEAN AIR VEHICLE		
	PARKING STALL WITH ELECTRIC VEHICLE CHARGING STATION		

KEYNOTES

Key Value	Keynote Text
10.001	(N) FIRE LANE ENTRANCE SIGN - REFER TO 32/A0-10.1
10.007	FIRE LANE SIGN - REFER TO 22/A0-10.1
21.001	RELOCATED FIRE HYDRANT REFER TO CIVIL - FOR HYDRANT BOLLARD PROTECTION SEE A0-10.3
21.002	(N) FIRE DEPARTMENT CONNECTION REFER TO CIVIL - FOR FDC BOLLARD PROTECTION SEE A0-10.3
21.005	(N) FIRE HYDRANT REFER TO CIVIL - FOR (N) HYDRANT BOLLARD PROTECTION SEE A0-10.3
21.006	(N) FIRE DEPARTMENT CONNECTION - REFER TO CIVIL
32.003	(N) PARKING STALL STRIPING FOR CLEAN AIR VEHICLES
32.004	(N) PARKING STALLS STRIPING ELECTRIC VEHICLE CHARGING STATIONS
32.010	(N) ORNAMENTAL ROLLING GATE - REFER TO 4/HS203
32.011	(N) FLAGPOLE - REFER TO 6/HS206
32.015	(N) ACCESSIBLE DRINKING FOUNTAIN - REFER TO 7/HS207
32.016	(N) PLANTER/SEATING BENCH - REFER TO HS206
32.018	(N) 10' H CHAIN-LINK FENCE - REFER TO HS202
32.019	(N) 8' H CHAIN-LINK FENCE - REFER TO 1/HS203
32.022	(N) 6' H CHAIN LINK FENCE - REFER TO 2/HS203
32.023	(N) 4' CHAIN LINK FENCE - 3/HS203

KEYNOTES

Key Value	Keynote Text
32.025	(E) FENCE TO REMAIN
32.026	(N) 6' H DECORATIVE FENCE - REFER TO 7/HS203
32.027	(N) 20' H BACKSTOP - REFER TO 1/HS201
32.028	(N) TRAFFIC LAW SIGN - REFER TO 13/A0-10.2
32.029	(N) TOW-AWAY SIGN - REFER TO 13/A0-10.2
32.039	(E) GATE TO REMAIN
32.040	ACCESSIBLE CROSSWALK MARKING PLAN - REFER TO 34/A0-10.2
32.041	TYPICAL PARKING LOT MARKINGS - REFER TO CIVIL
32.042	BASEBALL / SOFTBALL DUGOUT - REFER TO 4/HS201
32.043	(N) 30' H BASEBALL BACKSTOP - REFER TO 2/HS201
32.044	(N) BASEBALL FIELD LAYOUT - REFER TO 1/HS201
32.045	(N) SOFTBALL FIELD LAYOUT - REFER TO 2/HS201
32.046	(N) FOUL POLE - REFER TO SPECS
32.047	(N) D.G. RUNNING TRACK WITH CURBS - REFER TO 3/HS207
32.048	(N) BASKETBALL COURT - REFER TO 5/HS201
32.049	(N) VOLLEYBALL COURT - REFER TO 6/HS201

KEYNOTES

Key Value	Keynote Text
32.050	(N) REMOVABLE BOLLARDS - REFER TO 14/C600
32.051	(N) BASKETBALL HOOP POST - REFER TO HS201
32.052	(N) TENNIS COURT - REFER TO HS202
32.053	CMU RETAINING WALL - REFER TO 2/C603
32.054	(N) FREESTANDING GUARD RAIL AT TOP OF RETAINING WALL - REFER TO 35/A0-10.1
32.055	CURB RAMP - REFER TO 12/C600
D.05	SAWCUT LINE, SEE G104 FOR EXTEND OF WORK.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PROJECT. THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NON-COMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION, THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.