

# Summary Form for Electronic Document Submittal

Form F

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

SCH #: \_\_\_\_\_

Project Title: Beaumont Pointe Specific Plan

Lead Agency: City of Beaumont

Contact Name: Christina Taylor

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Project Location: Beaumont Riverside  
*City* *County*

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

The Project site consists of approximately 622.6 acres located in the sphere of influence of the City of Beaumont, Riverside County. The Project site is abutted by State Route 60 (SR-60) to the north, Jack Rabbit Trail to the east, and undeveloped land to the south and west. The Project Applicant, JRT BP 1 LLC, proposes to develop a recreational/entertainment commercial development of approximately 251,000 square feet (SF) of general commercial uses in addition to a 125-room hotel and approximately 4,995,000 SF of industrial and warehouse uses in five buildings ranging in size between approximately 600,000 SF and 1,400,000 SF. Additionally, the Project would provide 136.5 acres of Recreation and Conservation land, and 196.61 acres of Conservation land, which would be conserved as natural habitat as required by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project would require annexation into City of Beaumont from unincorporated Riverside County and into the Beaumont-Cherry Valley Water District to obtain water service.

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

The EIR will evaluate the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The environmental topic areas anticipated to be included the EIR include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.

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

The Lead Agency is not aware of any areas of controversy at this time.

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

Responsible Agencies

- Caltrans
- Local Agency Formation Commission
- Beaumont-Cherry Valley Water District

Trustee Agencies

- CAL Fire
- California Department of Fish and Wildlife
- County of Riverside
- Regional Conservation Authority
- South Coast Air Quality Management District
- State Water Resources Control Board
- U.S. Fish and Wildlife