



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA LEAD AGENCY:

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SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT, ADOPTION OF BEAUMONT POINTE SPECIFIC PLAN THAT WILL SERVE AS PRE-ZONING IN ANTICIPATION OF ANNEXATION TO THE CITY OF BEAUMONT AND THE BEAUMONT-CHERRY VALLEY WATER DISTRICT, FOR PROPERTY ALONG STATE ROUTE 60 NORTH OF JACK RABBIT ROAD IN THE SPHERE OF INFLUENCE OF THE CITY OF BEAUMONT

As lead agency, the City of Beaumont (“City”) is publishing this Notice of Availability (“NOA”) for a Draft Environmental Impact Report (“EIR”) in accordance with the requirements of the California Environmental Quality Act (“CEQA”), to evaluate the environmental impacts of the following proposed actions that together are referred to as the (“Project”):

- General Plan Amendment (PLAN2019-0284) that would change approximately 539.9 acres from “Rural Residential” to “General Commercial” (30.2-acres), “Industrial,” (232.6-acres), “Open Space” (124.7 acres), and “Open Space – Conservation” (152.4 acres);
- Pre-zone (PLAN2019-0284) to “Specific Plan”;
- Adoption of the Beaumont Pointe Specific Plan (herein referred to as Specific Plan; SP2019-0003) that would create 10 planning areas allowing for General Commercial, Industrial, Open Space, and Open Space – Conservation land uses;
- Sign Program;
- Tentative Parcel Map (TPM) No. 82551 to subdivide the Project site; and



- Approval by the City and Riverside County Local Agency Formation Commission (LAFCO) of annexation to the City of Beaumont and approval by Beaumont-Cherry Valley Water District (BCVWD) and LAFCO of annexation to the Beaumont-Cherry Valley Water District.

NOA COMMENT PERIOD: The NOP public comment period begins **December 22, 2022 and ends on February 8, 2023**. Pursuant to California Code of Regulations, Title 14, Sections 15087 and 15105, the City invites you to submit written comments describing your specific concerns regarding the environmental issues identified in the aforementioned EIR, and if representing a public agency, please identify your specific areas of statutory responsibility. Please send your comments to Carole Kendrick, Planning Manager, City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223. Please include the name of the agency or organization (if applicable), address, email, and contact person in your correspondence. If you have any questions, please contact Carole Kendrick at (951) 769-8518 or via email at CKendrick@beaumontca.gov. Written comments are wanted at the earliest possible date, but due to the time limits mandated by State law, your response must be received by **February 8, 2023**.

A copy of this NOA, EIR, technical appendices, and documents incorporated by reference are available for public review at the Planning Department at the City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223 or in electronic format at <https://www.beaumontca.gov/1143/Beaumont-Pointe-Specific-Plan>.

EIR PROCESS: In accordance with CEQA Guidelines Section 15105(a), the Draft EIR is released for public review and comment for a required 45-day review public comment period. Following the close of the public comment period, the City will prepare a Final EIR, which will include a response to comments to the Draft EIR received during the public comment period. The Final EIR will be used by the Planning Commission and the City Council to consider the Project.

PROJECT SITE LOCATION AND SETTING: The Project site consists of approximately 539.9 acres located in unincorporated Riverside County, in the sphere of influence of the City of Beaumont (See Figures 1, *Regional Map* and 2, *Vicinity Map*). The Project site is abutted by State Route 60 (SR-60) to the north, Jack Rabbit Trail and the Hidden Canyon Industrial Park to the east, and undeveloped land to the south and west. Interstate 10 (I-10) is located approximately 4.5 miles to the east and SR-79 is located approximately 8.7 miles to the southeast. The Project site consists of flat to rolling terrain along the SR-60, with hillsides and canyons further south.



PROJECT DESCRIPTION: The Project Applicant, JRT BP 1 LLC, proposes to develop a recreational/entertainment commercial development totaling 5,331,000 sf, including up to 246,000 sf of general commercial uses in addition to a 125-room hotel (approximately 90,000 sf) and up to 4,995,000 sf of industrial and warehouse uses in five buildings ranging in size between approximately 600,000 and 1,379,000 sf and one building with 35,000 sf of self-storage. The Land Use Plan for the proposed Project is shown in Figure 3, *Land Use Plan*. Additionally, the Project would provide 124.7 acres of open space and 152.4 acres of open space-conservation to be preserved as natural habitat as required by the MSHCP and consistent with the Criteria Refinement analysis.

The Project would require annexation of the Project site into the City of Beaumont from unincorporated Riverside County and into the Beaumont-Cherry Valley Water District to obtain water service. The Project may also include establishment by the City of a Community Facilities District. As previously stated, the Project would require the following City approvals: a General Plan Amendment (PLAN2019-0284), Specific Plan (SP2019-0003), Pre-Zone (PLAN2019-0283), Sign Program, and Tentative Parcel Map (TPM) No. 82551).

General Plan Amendment (PLAN2019-0284)

The Project site is currently outside of the City's boundaries and is regulated by the County of Riverside. Nonetheless, the City has provided initial land use designations in its General Plan for properties in its SOI, including the Project site, and the Project site is currently designated "Rural Residential." The Project will include a General Plan Amendment (GPA) that would amend the City of Beaumont's General Plan Land Use Map to change the land use designations for the Project site from "Rural Residential" to "Industrial (I)," "General Commercial (GC)," "Open Space (OS)," and "Open Space-Conservation (OS-C)."

Pre-Zone (PLAN2019-0283)

The Project site is identified within the City of Beaumont Zoning Map as located in the City of Beaumont SOI; no pre-zoning is identified, and the site is currently regulated by the County of Riverside. The Project proposes to pre-zone (PLAN2019-0283) the Project site within the City's Zoning Map as "Specific Plan". This pre-zoning would become effective upon annexation of the Project site into the City (see Government Code Section 65859[a]). The proposed Pre-Zone would require future development on the Project site to comply with the applicable development standards and design guidelines from the Beaumont Pointe Specific Plan and, where applicable, the Beaumont Municipal Code.



Specific Plan (SP2019-0003)

The Specific Plan will function as the regulatory document for implementing zoning for the entire Project site, ensuring the orderly and systematic implementation of the City’s General Plan. The Specific Plan establishes the necessary land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent, Project-related development activities would be founded. Upon adoption of the Specific Plan, subsequent project-specific subdivision maps, plot plans, conditional use permits, grading and building permits, or any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan.

The Specific Plan would allow development of the Project site with a combination of General Commercial, Industrial, Open Space, and Open Space - Conservation land uses across 10 Planning Areas (PAs). As shown in Table 3-1, *Specific Plan Land Use Summary*, PAs 1 through PA 2 will contain General Commercial land uses; PAs 3 through PA 8 will contain Industrial land uses, and PA 9 and PA 10 will contain Open Space and Open Space - Conservation land uses.

General Commercial

PAs 1 and 2 are designated General Commercial. These two PAs establish “The Experience at Beaumont Pointe.” Within “The Experience at Beaumont Pointe,” a combination of hospitality, restaurant, and recreation commercial uses is designed to be a multi-generational, regional destination focusing on entertainment, physical activity and wellness-based retail. “The Experience at Beaumont Pointe” is anticipated to include a 125-room limited-service hotel (approximately 90,000 sf) and a maximum of 246,000 sf of retail and commercial recreation businesses, including approximately 30,000 sf of restaurants and 216,000 sf of retail and commercial recreation businesses.

Table 3-1 Specific Plan Land Use Summary

PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET DEVELOPMENT INTENSITY
1	General Commercial	26.0	246,000 ¹ 125 hotel rooms
2	General Commercial	4.2	
General Commercial Subtotal		30.2	246,000 125 hotel rooms
3	Industrial	1.8	35,000
4	Industrial	67.3	1,379,000
5	Industrial	52.2	981,000
6	Industrial	33.6	700,000
7	Industrial	30.2	600,000
8	Industrial	47.5	1,300,000



PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET DEVELOPMENT INTENSITY
Industrial Subtotal		232.6	4,995,000
9	Open Space	124.7	N/A
10	Open Space - Conservation	152.4	N/A
Open Space Subtotal		277.1	N/A
PROJECT TOTAL		539.9	5,241,000 90 hotel rooms
Notes: ¹ PA 2 is anticipated to include a 125-room limited-service hotel (approximately 90,000 square feet). The 90,000 square feet of hotel use is not counted as part of the General Commercial's 246,000 maximum building square footage or as part of the industrial square footage because the Project's traffic analysis for the commercial site estimates traffic for hotel uses based on the number of rooms. This 90,000 sf is counted towards the Project total square footage of 5,331,000.			

Industrial

PAs 3 through 8 are designated Industrial. Buildings in PAs 3-8 are envisioned to range in size from approximately 35,000 sf up to 1,379,000 sf and accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse (up to 100,000 sf), and e-commerce operations and includes self-storage uses permitted only on PA 3. The maximum square footage for all industrial uses is 4,995,000 sf.

Open Space

PA 9 is designated Open Space, which accommodates landscaped, manufactured slopes, fuel modification areas, project signage, as well as the natural slopes which form a buffer between the Specific Plan's developed areas and the Open Space – Conservation in PA 10. The boundary between PA 9 and PA 10 is designated as the "Limits of Disturbance" on the Land Use Plan. This designation means that all development activity will take place inside of the limits of disturbance (i.e., within PA 9 or within PAs 1-8) and not on PA 10.

Open Space – Conservation

PA 10 is designed Open Space – Conservation and is intended to be dedicated to the RCA, pursuant to the Western Riverside County MSHCP and the Criteria Refinement analysis, for preservation to augment existing, adjacent conserved lands in this part of Riverside County. This area consists of deeply incised hillsides and watercourses along with the habitats associated with these landforms. No development would occur in this area.

The Project would construct four main roadways for on-site circulation—4th Street, Jack Rabbit Trail, Entertainment Avenue, and Industrial Way. All roadways will be public right of way unless otherwise indicated. The precise location of roadways and access points identified in this EIR are considered conceptual in that they may be modified to meet the requirements of the City of



Beaumont Public Works Department and to address final grading requirements. The Project would be developed in at least three phases with buildout expected Year 2027.

Sign Program

A Sign Program is being processed concurrently with the Specific Plan. The Sign Program provides adequate and appropriate street, building, tenant identification, pedestrian path, and wayfinding signage for the Project's anticipated variety of building sizes, designs, and use.

Tentative Parcel Map

The Project would include a Tentative Parcel Map. Additional, subdivision maps (parcel and/or tract maps, including vesting maps) could be processed in conjunction with this Specific Plan to subdivide the site into smaller parcels and to regulate development of the physical components of the Project.

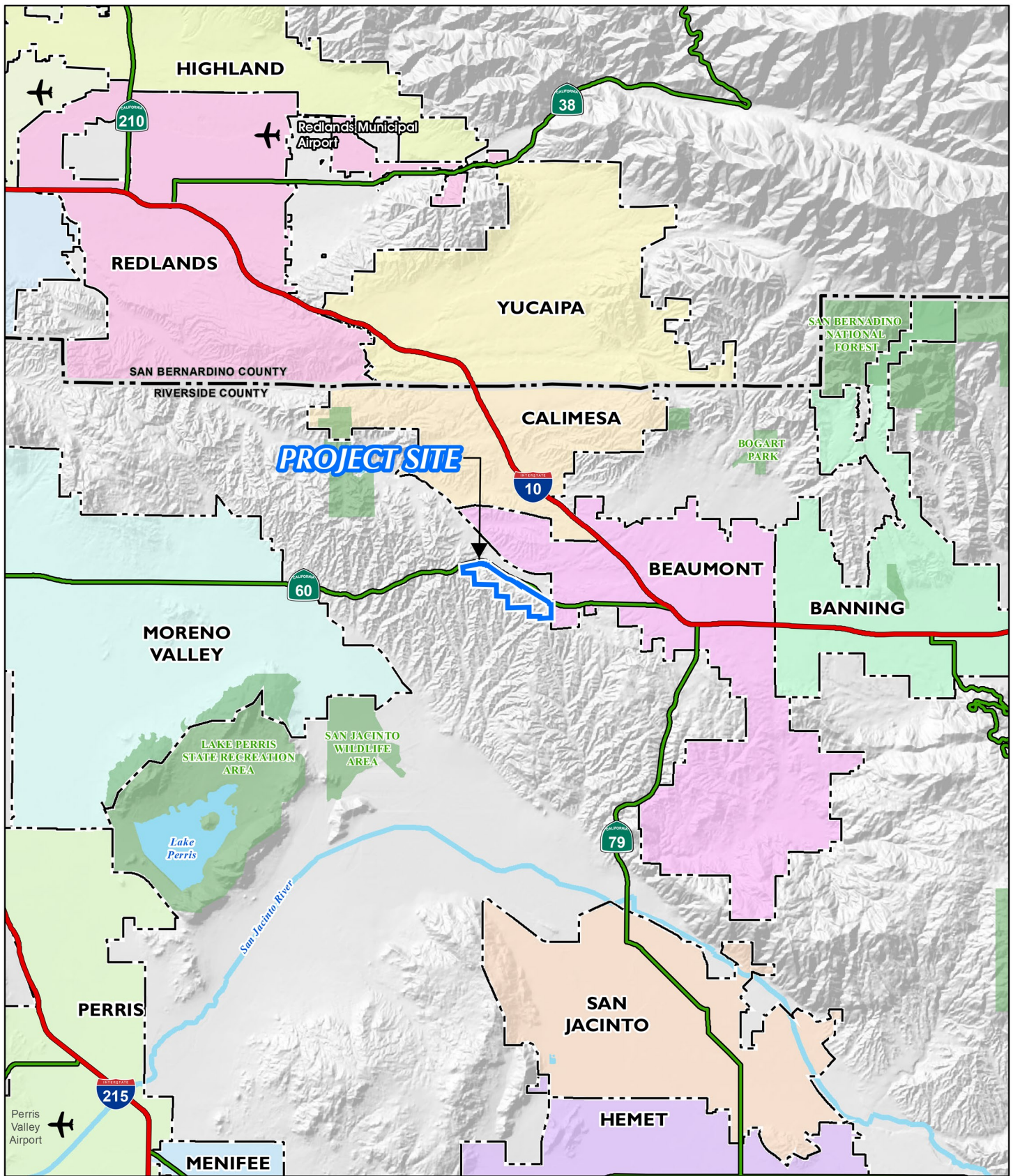
Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The City will prepare and submit to the Wildlife Agencies (U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife) a Minor Amendment request for any annexation associated with the Project. The Minor Amendment would be documented in MSHCP (Sections 11.5 and 20.4.1(E) of the MSHCP Implementation Agreement and Section 6.10.2 of the MSHCP). 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS

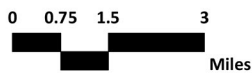
The Draft EIR evaluated the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The environmental topic areas include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, 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.

Based on the analysis conducted within the Draft EIR, the Project would result in significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise, and transportation. Significant impacts related to biological resources, cultural resources, geology and soils, and tribal cultural resources would be mitigated to a less than significant level.



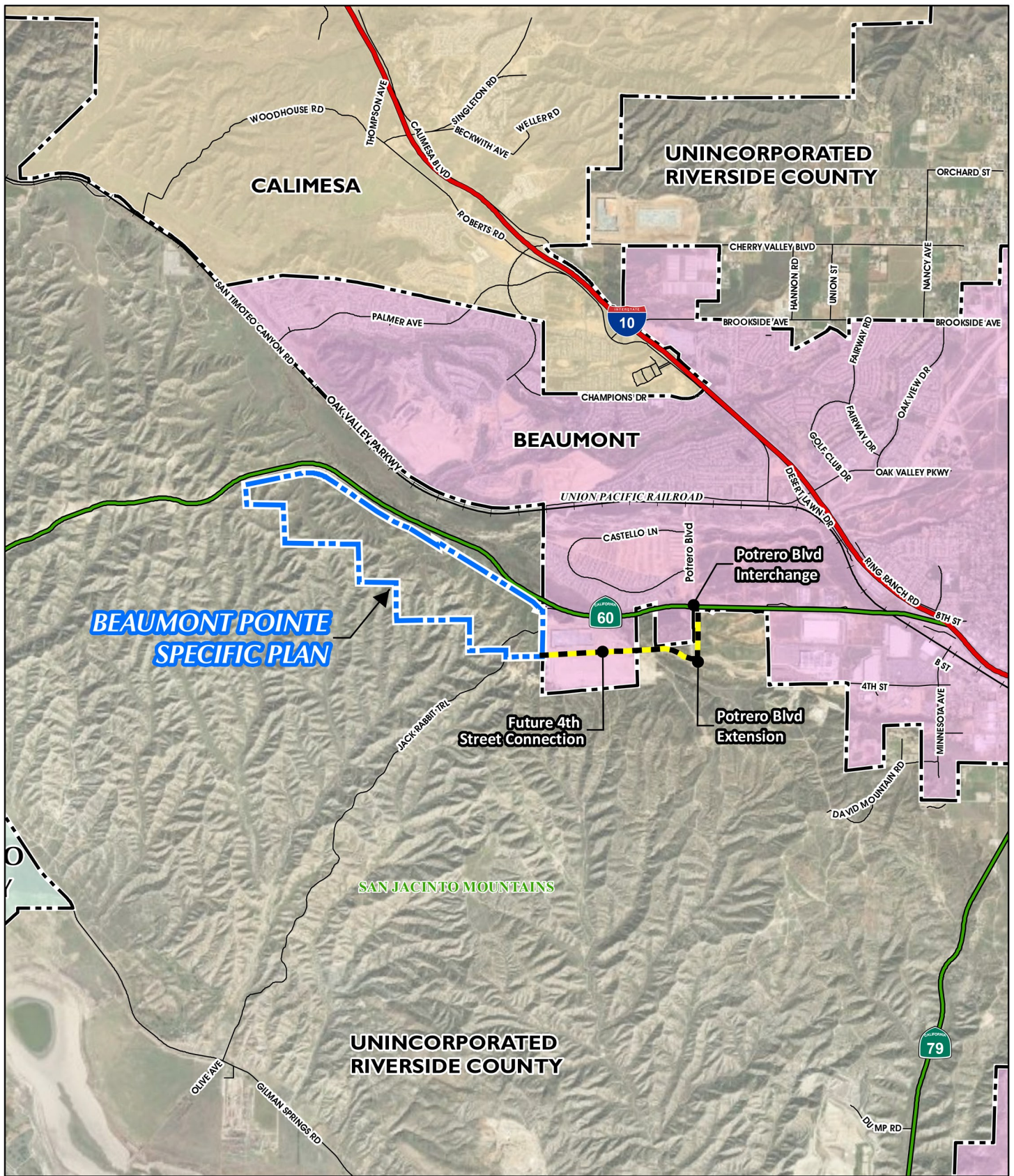
Source(s): ESRI, RCTLMA (2021), SB County (2020)

Figure 1



Regional Map

Date: December 19, 2022



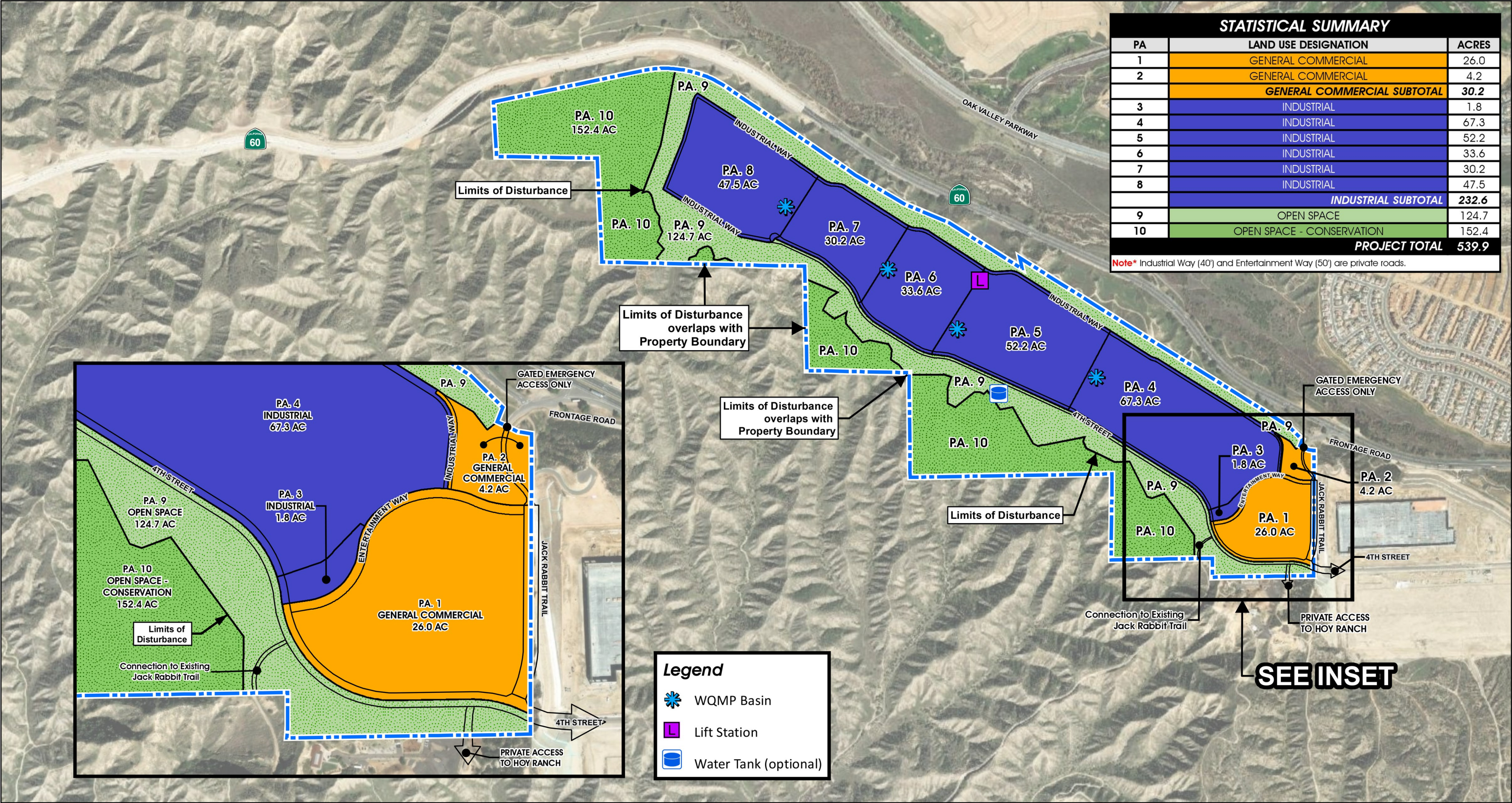
Source(s): ESRI, RCTLMA (2021)

Figure 2



Vicinity Map

Date: December 19, 2022



Source(s): ESRI, RCTLMA (2022), City of Beaumont (2004)
Composite: Proactive Engineering Consultants (2020),Herdman Architecture (07-09-2021)

Figure 3