

## NOTICE OF PREPARATION

**TO:** Agencies, Organizations and Interested Parties

**Date:** September 22, 2021

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 of the California Code of Regulations

The City of Beaumont is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

### **PROJECT TITLE:** BEAUMONT SUMMIT STATION

**AGENCIES:** The City of Beaumont requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Beaumont requests your comments and concerns regarding the environmental issues associated with amending the previously approved Sunny-Cal Specific Plan to allow for 2,557,465 square feet of e-commerce uses on approximately 140 acres, up to 150,000 square feet of commercial uses (including hotel, retail and restaurant uses) on approximately 11 acres.

**PROJECT BACKGROUND:** In August 2007, the City of Beaumont (City) adopted the Sunny-Cal Specific Plan (Specific Plan), which included the approval of 560 single-family residential dwelling units with lot sizes ranging from 7,000 to 20,000 square feet on approximately 200 acres in the City of Beaumont. The overall gross density of the Sunny-Cal Specific Plan was 2.8 dwelling units (du) per acre (ac). The Specific Plan included four residential planning areas, small parks, trails, open space, circulation, and a neighborhood park. The Specific Plan was accompanied by a General Plan Amendment, Pre-zoning, authorization for an application for Local Agency Formation Commission (LAFCO) Annexation, and a Development Agreement. The Specific Plan site is generally located south of Cherry Valley Boulevard, north of Brookside Avenue, and east of Interstate 10 (I-10).

The City also certified the Sunny-Cal Specific Plan EIR in August 2007. The Sunny-Cal Specific Plan EIR provided CEQA level analysis for the Specific Plan, General Plan Amendment, Pre-zoning, LAFCO Annexation, and the Development Agreement associated with the Sunny-Cal Specific Plan. The Sunny-Cal Specific Plan EIR was challenged in 2007 and was upheld by the California Court of Appeals in 2010.

The majority of the Specific Plan area was annexed from the County of Riverside to the City of Beaumont in 2017. Although the Specific Plan Project was approved by the City of Beaumont and LAFCO, no development has occurred on the Project site.

**PROJECT LOCATION:** The Beaumont Summit Station Specific Plan (a comprehensive amendment of the Sunny-Cal Specific Plan) (the Project, or proposed Project)) site is in the northwestern portion of the City of Beaumont, California. The Project site is approximately 186 acres located south of Cherry Valley Boulevard, north of Brookside Avenue, and east of Interstate 10 (I-10). The current zoning for the Project site is Specific Plan. All proposed changes associated with the Project are located within areas previously annexed to the City of Beaumont by LAFCO. The following Assessor Parcel Numbers (APNs) are associated with the Project site: 407-230-22, -23, -24, -25, -26, -27, -28, 407-190-016, and 407-190-017.

**PROJECT DESCRIPTION:** The proposed Project includes a General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Plot Plan Approval, and a Development Agreement. In addition, the proposed Project includes the following elements:

The Project site is divided into five parcels, with Parcels 1, 2, and 3 (Specific Plan Planning Area 1) designated for e-commerce uses with supporting office. These parcels are proposed to be developed with three separate e-commerce buildings, as follows:

- Building 1: 985,860 square feet
- Building 2: 1,213,235 square feet
- Building 3: 358,370 square feet

The Project proposes to amend the existing General Plan designation from Single-Family Residential to Industrial for Parcels 1, 2, and 3 to allow for the proposed e-commerce uses.

Parcel 4 (Specific Plan Planning Area 2) would include the development of up to 150,000 square feet of commercial uses, as follows:

- Four story hotel: 100,000 square feet (220 hotel rooms)
- Restaurant: 25,000 square feet
- Retail: 25,000 square feet

The Project proposes to amend the existing General Plan designation from Single-Family Residential to General Commercial for Parcel 4 to allow for commercial uses.

Parcel 5 (Specific Plan Planning Area 3) would remain as open space. The existing General Plan designation of Single Family Residential would be amended to Open Space.

The proposed Project would also include various on-site and off-site improvement including roadway improvements, utility connections, and rights-of-way to support the Project.

Table 1 Existing and Proposed Land Use				
Land Use	Sunny-Cal Specific Plan (2007)		Specific Plan Amendment (2021)	
Low Density Residential	158.65 ac	560 du	--	--
E-Commerce Office	--	--	139.7 ac	2,507,465 sf 50,000 sf
Commercial Hotel (220 Keys) Retail Restaurant	--	--	10.9 ac	100,000 sf 25,000 sf 25,000 sf
Open Space Park/Trail Buffer/Open Space	21.15 ac 8.71 ac		0 ac 30.6 ac	
Road Dedication	9.8 ac		6.7 ac	
Total	200 ac		188 ac	

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**POTENTIAL ENVIRONMENTAL EFFECTS:** The City of Beaumont has directed preparation of an Environmental Impact Report to evaluate the proposed Project's potential environmental impacts and analyze Project alternatives. The environmental topic areas anticipated to be included in the EIR include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, Noise, Public Services, Recreation, Transportation, Tribal Resources, Utilities and Service Systems, and Wildfire.

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant.

**PUBLIC REVIEW PERIOD:** This NOP will be available for public review and comment for a period of 30-days from the date posted above. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project,

to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Beaumont in the EIR. This NOP is available for public review during regular business hours at City Hall (address located below), and online at <https://www.beaumontca.gov/1239/Beaumont-Summit-Station>. The City of Beaumont will accept comments that are written, emailed, faxed and or any other format.

**COMMENTS:** In your comment, please indicate a contact person for your agency or organization and send your comments to:

Christina Taylor, Community Development Director  
City of Beaumont  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

In addition to mail, your comments may also be sent by FAX to 951.769.8526 or by email to [ctaylor@beaumontca.gov](mailto:ctaylor@beaumontca.gov) and include “(BEAUMONT SUMMIT STATION” in the subjectline).

**PUBLIC SCOPING MEETING:** The City will hold an in person Scoping Meeting to present updates on the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. In addition, a virtual attendance option is available as well. The scoping meeting will be held at the following, date, time, location, and virtual meeting link:

Scoping Meeting Date/Time/Location: **Thursday, October 7, 2021 at 5:30PM**

Beaumont Civic Center  
City Council  
Chambers  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

Virtual Meeting Link: <https://www.beaumontca.gov/1239/Beaumont-Summit-Station>  
YouTube Link for Scoping Meeting Streaming: <https://www.youtube.com/c/TheCityofBeaumont>

Attachments:

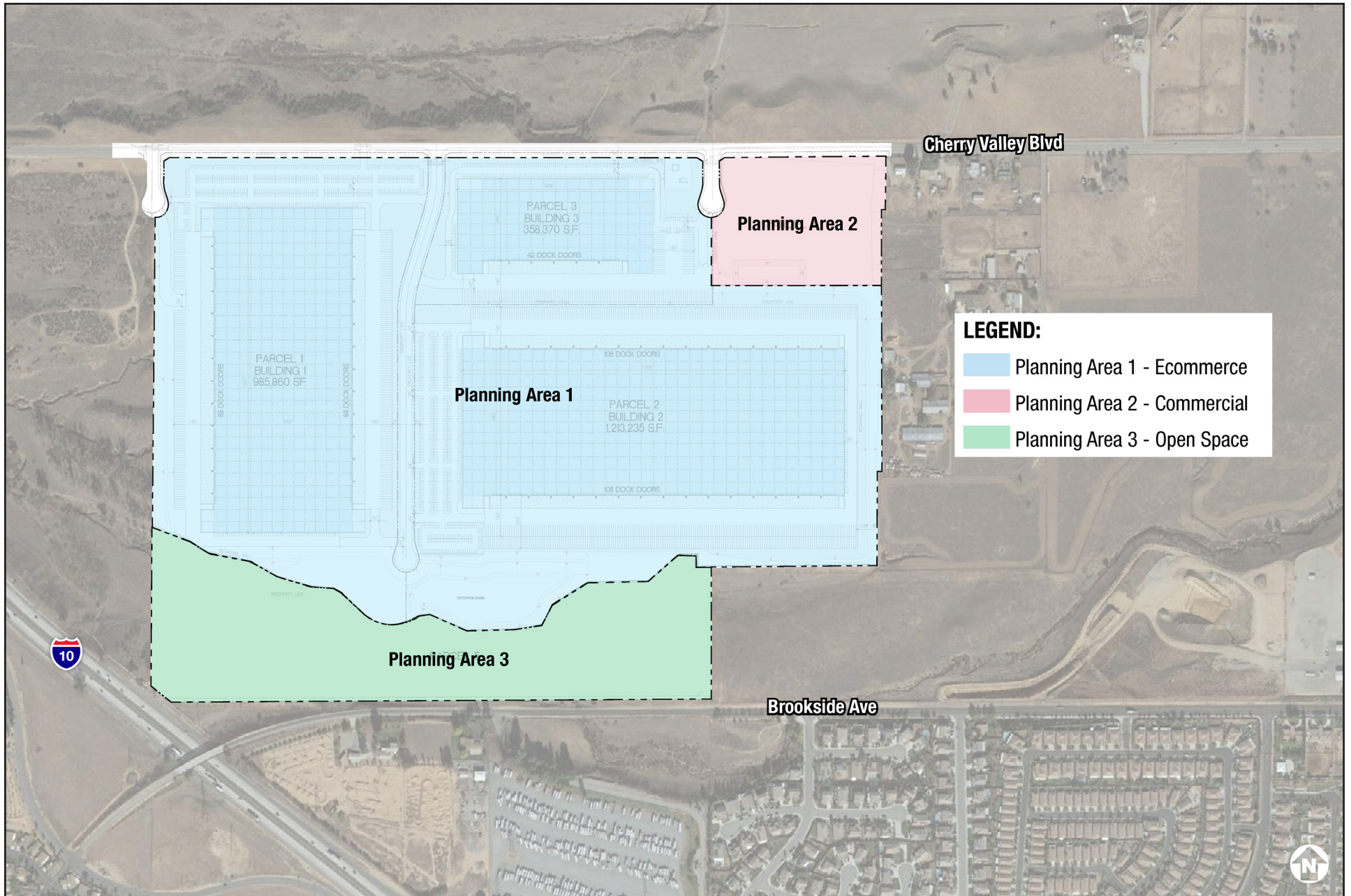
Exhibit 1 – Aerial Map  
Exhibit 2 – Amended and Restated Specific Plan Land Use Plan  
Exhibit 3 – Site Plan





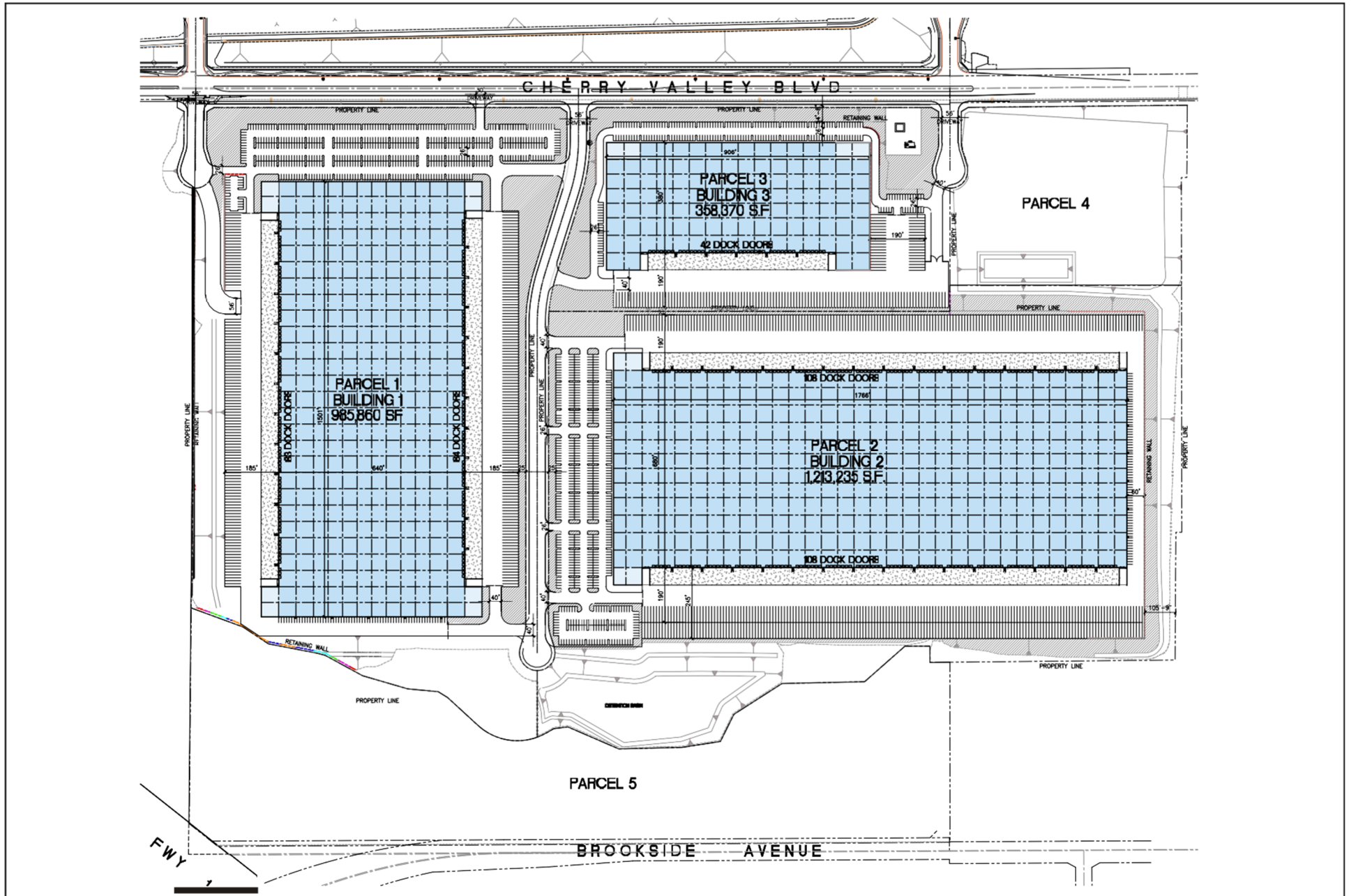
**EXHIBIT 1: Aerial Map**  
Beaumont Summit Station Project  
*City of Beaumont, California*





## EXHIBIT 2: Amended and Restated Specific Plan Land Use Plan

Beaumont Summit Station Project  
City of Beaumont, California



### EXHIBIT 3: Conceptual Site Plan

Beaumont Summit Station Project  
City of Beaumont, California