

Removed:

By:

Deputy

## Notice of Determination



**TO:** Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

**FROM:** City of Beaumont  
Planning Department  
550 E 6<sup>th</sup> Street  
Beaumont, CA 92223

County Clerk  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507

Lead Agency (if different from above): Same  
Address: Same  
Contact: Christina Taylor  
Deputy City Manager  
Phone: (951) 769-8518

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2020099007

**Project Title:** Beaumont Pointe Specific Plan

**Project Applicant:** JRT BP 1 LLC, 18032 Lemon Drive, Suite 367, Yorba Linda, CA 92886

**Project Location (include county):** Unincorporated Riverside County within the Sphere of Influence of the City of Beaumont.

**Project Description:** On May 21, 2024, the City of Beaumont City Council adopted a resolution to Certify Final Environmental Impact Report No. SCH No. 2020099007; Adopt Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Reporting Plan; Adopt General Plan Amendment; Pre-Zoning and Annexation, and the Beaumont Pointe Specific Plan. The City Council adopted a resolution to approve Plan of Service and Annexation request and Request the Riverside Local Agency Formation Commission to favorably consider annexation of the subject property. Additionally, the City Adopted an Ordinance, Approving the Development Agreement by and between the City and Beaumont Pointe Partners, LLC. Project approval included approval of Vesting Tentative Parcel Map 38161; a Sign Program. Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan.

The Project allows for the annexation of 541.2 acres of unincorporated Riverside County properties within the Sphere of Influence of the City of Beaumont into the City; a pre-zone to establish a specific plan zone; amendment to the General Plan land use designation from Rural Residential (1 acre lots) to Industrial (I), General Commercial (GC), and Open Space (OS); a Specific Plan to allow up to 4,995,000 square feet of industrial uses within five (5) buildings plus a 35,000 square foot self-storage building, up to 246,000 square feet of general commercial uses plus a 125 room hotel (approximately 90,000 square feet), for a total of approximately 5,331,000 square feet of commercial and industrial development. 124.7 acres of open space and 152.4 acres of open space conservation; a development agreement between the City of Beaumont and Beaumont Pointe Partners, LLC; a Vesting Tentative Parcel Map to subdivide the property (622.50 gross acres into 13 numbered lots with a range of 1.66 to 70.43 acres, 10 lettered lots with a range of 0.03 to 54.50 acres and one (1) 81.30 acre remainder parcel); a comprehensive sign program and the consideration of the Final Environmental Impact Report, including

the Draft Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Reporting Plan for the Beaumont Pointe Specific Plan Project.

This is to advise that the City of Beaumont (■ Lead Agency □ Responsible Agency) has approved the above-described project on May 21, 2024 and has made the following determinations regarding the above-described project.

- 1 The project [ will □ will not] have a significant effect on the environment.
- 2 ■ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
□ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
□ An other document type was prepared for this project pursuant to the provisions of CEQA, and Addendum
- 3 Mitigation measures [ were □ were not] made a condition of the approval of the project.
- 4 A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
- 5 A statement of Overriding Considerations [ was □ was not] adopted for this project.
- 6 Findings [■ were □ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Beaumont. Planning Department. 550 E 6<sup>th</sup> Street. Beaumont, California 92223.

Signature (Public Agency):   
Date: May 22, 2024

Title: Deputy City Manager

Date Received for filing at OPR: -----

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011