

Notice of Completion & Environmental Document Transmittal

2020099007

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Beaumont Pointe Specific Plan

Lead Agency: City of Beaumont

Contact Person: Christina Taylor

Mailing Address: 550 East 6th Street

Phone: (951) 572-3212

City: Beaumont

Zip: 92223

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Beaumont

Cross Streets: Jack Rabbit Trail/SR-60

Zip Code: 92223

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 35 " N / 117 ° 01 ' 46 " W Total Acres: 617

Assessor's Parcel No.: Various (15); see below.

Section: 1

Twp.: 3S

Range: 2W

Base: San. Bern.

Within 2 Miles: State Hwy #: SR-60

Waterways: n/a

Airports: n/a

Railways: n/a

Schools: Beaumont Unified School District

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other:

Governor's Office of Planning & Research

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

SEP 03 2020

STATE CLEARINGHOUSE

Annexation

Redevelopment

Coastal Permit

Other: VTTM, DA

Development Type:

Residential: Units Acres

Office: Sq.ft. Acres Employees

Commercial: Sq.ft. 281,000 Acres 30.8 Employees

Industrial: Sq.ft. 4.99 M Acres 258.6 Employees

Educational:

Recreational: 333.1 acres of Recreation/Conservation

Water Facilities: Type MGD

Transportation: Type

Mining: Mineral

Power: Type MW

Waste Treatment: Type MGD

Hazardous Waste: Type

Other:

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: GHG

Present Land Use/Zoning/General Plan Designation:

Land Use: Undeveloped; Zoning: n/a; GP Designation: Rural Residential

Project Description: (please use a separate page if necessary)

APN's associated with Project site include: 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, 422-060-018, 422-060-021, 422-060-022, 422-170-005, 422-170-007, 422-170-008, 422-170-009, 422-170-010, and 422-170-011. The Project site consists of approximately 622.6 acres located in the sphere of influence of the City of Beaumont, Riverside County. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 4, 2020 Ending Date October 5, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>JRT BP 1 LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>18032 Lemon Drive, Suite 367</u>
City/State/Zip: <u>Irvine, California 92602</u>	City/State/Zip: <u>Yorba Linda, CA 92886</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(714) 299-8549</u>
Phone: <u>(714) 505-6360 x126</u>	

Signature of Lead Agency Representative: *Christina Taylor* Date: 09.01.20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.