



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-143884

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$4,101.25
	# Pages	2
	Document #	E-202400564
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,051.25
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$4,101.25
Service Fee		\$93.51
Total		\$4,194.76
Tender (Credit Card Online)		\$4,194.76
Customer Email	tchu@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3301S117	
Customer Name	Tracy Chu	
Customer Phone Number	714-505-6360	
Customer Address	3200 El Camino Real Suite 100 Irvine, CA 92602	

Signature _____



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-143884
STATE CLEARINGHOUSE NUMBER (If applicable) 2020099007

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BEAUMONT	LEAD AGENCY EMAIL CTAYLOR@BEAUMONTCA.GOV	DATE 05/22/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400564	
PROJECT TITLE BEAUMONT POINTE SPECIFIC PLAN		

PROJECT APPLICANT NAME JRT BP 1 LLC	PROJECT APPLICANT EMAIL MIKE@LANDSTARCO.COM	PHONE NUMBER (714) 299-8549
PROJECT APPLICANT ADDRESS 18032 LEMOM DRIVE SUITE 367,	CITY YORBA LINDA	STATE CA
		ZIP CODE 92886

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | \$4,051.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | \$50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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Removed: By: Deputy

Notice of Determination

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

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

FROM: City of Beaumont
Planning Department
550 E. 6th Street
Beaumont, CA 92223

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. 6th Street, Beaumont, California 92223.

Signature (Public Agency)  Title: Deputy City Manager
Date: May 22, 2024 Date Received for filing at OPR: _____

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

Revised 2011