



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

**Receipt: 24-157885**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202400612
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
<b>Sub-Total</b>		<b>\$50.00</b>
<b>Service Fee</b>		<b>\$1.14</b>
<b>Total</b>		<b>\$51.14</b>
Tender (Credit Card Online)		\$51.14
Customer Email	tchu@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3314S191	
Customer Name	Tracy Chu	
Customer Phone Number	7145056360	
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: 24-157885
STATE CLEARINGHOUSE NUMBER (If applicable) 2020099007

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BEAUMONT	LEAD AGENCY EMAIL CTAYLOR@BEAUMONT.GOV	DATE 06/05/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400612	
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 LEMON 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 type="checkbox"/> Environmental Impact Report (EIR)  | \$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 | \$ _____ |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |                  |
|---|----------|------------------|
| <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    \$ \_\_\_\_\_ \$50.00

SIGNATURE <b>X</b> <i>I. Syeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Isabel Tejada</b>
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LARGE FEE PREVIOUSLY PAID ON DOC #E-202400564, RECEIPT #24-143884 (5/22/2024) - ISABELO



## 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. 6<sup>th</sup> 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 June 4, 2024, the City of Beaumont City Council:

- 1) Waived the full reading and Adopted by Title only, "A Resolution of the City Council of the City of Beaumont, California, Certifying the Final Environmental Impact Report for the Beaumont Pointe Project, including the Beaumont Pointe Specific Plan and General Plan Amendment; Pre-Zoning and Annexation; Adopting Environmental Findings Pursuant to the California Environmental Quality Act; and Adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program"
- 2) Waived the full reading and Adopted by Title only, "A Resolution of the City Council of the City of Beaumont, California, Approving a Plan of Service and Annexation Request and Requesting the Riverside Local Agency Formation Commission to Favorably Consider Annexation of the Subject Property" and
- 3) Waived the Second Reading and Adopted by Title only, "An Ordinance of the City Council of the City of Beaumont Approving Development Agreement by and between the City of Beaumont and Beaumont Pointe Partners LLC"

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 June 4, 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.  
 Another 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): *Christina Taylor* Title: Deputy City Manager  
Date: June 5, 2024 Date Received for filing at OPR: \_\_\_\_\_

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

Revised 2011