

**NOTICE OF AVAILABILITY
OF A FINAL EIR**

TO: Agencies, Organizations and Interested Parties

DATE: July 28, 2022

SUBJECT: Notice of Availability of a Final Environmental Impact Report in Compliance with Title 14, Section 15088 of the California Code of Regulations

The City of Beaumont, as the Lead Agency has prepared a Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code §§ 21000 et seq.; 14 Cal. Code Regs. §§15000 et seq. [“State CEQA Guidelines”]) to evaluate the environmental effects associated with the proposed Beaumont Summit Station Specific Plan. A Draft EIR was prepared and circulated for public review and comment from April 21, 2022 through June 6, 2022 consistent with State CEQA Guidelines. The City received comments on the Draft EIR from federal, state, and local agencies, interested organizations, and members of the public. The City has prepared responses to all comments received consistent with State CEQA Guidelines §15088. The Final EIR consists of the Draft EIR, comments received on the Draft EIR and a list of commenters, the City’s responses to comments, attachments, and an Errata to the Draft EIR. The Draft EIR Errata provides clarifications, amplifications, and insignificant modifications to the Draft EIR text, resulting from the public review process.

This Notice of Availability has been issued to notify interested parties that the Final EIR has been prepared and is available for review. The City of Beaumont will consider the Final EIR prior to making recommendations or decisions on the Project at the City Council hearing scheduled in the future. The Beaumont City Council will consider the Final EIR prior to any decision regarding the Project. The City Council will also consider the recommended Findings of Fact with Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

PROJECT TITLE: BEAUMONT SUMMIT STATION

PROJECT APPLICANT: Exeter Cherry Valley Land, LCC

AGENCIES: The City of Beaumont requests your agency review the 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 15087(a), as contained in the Final EIR.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Beaumont requests your review of the content of the environmental information in connection with the Proposed Project, as contained in the Final EIR.

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.

The Summit Station Specific Plan would replace the Sunny-Cal Specific Plan to allow for the uses described in detail below.

PROJECT LOCATION: The Beaumont Summit Station 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 (PLAN2021-0656), Specific Plan Adoption (SP2021-0005), Tentative Parcel Map (PM2021-0009), Plot Plan (PP2021-0388), Plot Plan (PP2021-0390), Plot Plan (PP2021-0391) and a Potential Development Agreement (PLAN2021-0717). 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/warehouse 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/warehouse uses.

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

- Hotel: 100,000 square feet (220 hotel rooms)
- Food Uses: 25,000 square feet
- General 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) | | Summit Station Specific Plan (2021) | |
| | Low Density Residential | 158.65 ac | 560 du | -- |
| E-Commerce Office | -- | -- | 139.8 ac | 2,507,465 sf 50,000 sf |
| Commercial Hotel (220 rooms) Retail Restaurant | -- | -- | 10.9 ac | 100,000 sf 25,000 sf 25,000 sf |
| Open Space | 21.15 ac | | 0 ac | |
| Park/Trail | 8.71 ac | | 30.6 ac | |
| Buffer/Open Space | | | | |
| 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).

LOCATIONS WHERE FINAL EIR IS AVAILABLE FOR PUBLIC REVIEW: A hard copy of the Final EIR is available for public review at City Hall:

550 E 6th St, Beaumont, CA 92223

An electronic PDF of the Final EIR is available for download on the City's website at:

- <https://www.beaumontpd.org/1239/Beaumont-Summit-Station>

QUESTIONS: Please contact:

Carole Kendrick, Planning Manager

City of Beaumont

550 E. 6th Street

Beaumont, CA 92223

ckendrick@beaumontca.gov include "(BEAUMONT SUMMIT STATION" in the subject line).