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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Beaumont Heights Business Centre Project

Lead Agency: City of Beaumont

Contact Name: Carole Kendrick, Planning Manager

Email: ckendrick@beaumontca.gov Phone Number: 951.572.3237

Project Location: Unincorporated Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes to develop four industrial buildings and associated improvements within the Development Site, which encompasses approximately 383.7 acres. The Development Site and the approximately 182.3-acre area to the east of the Development Site are proposed to be annexed into the City's jurisdiction. The southern approximately 168.5 acres are proposed solely for limited temporary construction staging and earthwork balance activities; no permanent development or annexation is proposed in this portion of the site. The remaining approximately 63.2-acre area of the project site involve transportation improvements along SR-79 and utility installation along California Avenue. Overall, the proposed development would include approximately 5,275,306 square feet of combined office and industrial building area. However, since ultimate end users for the proposed project have not been identified, to allow for flexibility and variability in final building design and layout, a conservative scenario with a maximum buildout of approximately 5.7 million square feet will be assumed in the EIR analysis. City discretionary approvals include EIR certification, General Plan Amendment, Pre-Zoning, Subdivision, and Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant effects could include aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. The Draft EIR will analyze these potential significant effects and will incorporate mitigation measures, as necessary, to reduce or avoid effects to the maximum extent feasible.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No specific known areas of controversy have been raised. However, the City of Beaumont invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Guidelines §21080.4, agencies must submit any comments in response to this notice no later than 30 days beginning May 8, 2024 and ending the close of business on June 6, 2024.

The City will also conduct a public scoping meeting in conjunction with the NOP to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on May 29, 2024 at 5:30 p.m. at the Beaumont City Hall City Council Chambers located at 550 East 6th Street, Beaumont, CA 92223.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies and other entities that may use the EIR in their decision-making process or for informational purposes include, but are not limited to, the following:

- Riverside County Local Agency Formation Commission;
- Beaumont Cherry Valley Water District;
- Santa Ana Regional Water Quality Control Board;
- California Department of Fish and Wildlife;
- U.S. Army Corps of Engineers;
- U.S. Fish and Wildlife Service;
- Western Riverside County Regional Conservation Authority; and
- South Coast Air Quality Management District.