



NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA LEAD AGENCY:

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550 East 6th Street
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SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT, ADOPTION OF BEAUMONT POINTE SPECIFIC PLAN THAT WILL SERVE AS PRE-ZONING IN ANTICIPATION OF ANNEXATION TO THE CITY OF BEAUMONT AND THE BEAUMONT-CHERRY VALLEY WATER DISTRICT, FOR PROPERTY ALONG STATE ROUTE 60 NORTH OF JACK RABBIT ROAD IN THE SPHERE OF INFLUENCE OF THE CITY OF BEAUMONT

As lead agency, the City of Beaumont (“City”) is publishing this Notice of Preparation (“NOP”) for a Draft Environmental Impact Report (“EIR”) in accordance with the requirements of the California Environmental Quality Act (“CEQA”), to evaluate the environmental impacts of the following proposed actions that together are referred to as the (“Project”):

- General Plan Amendment (PLAN2019-0284) that would change approximately 622.5 acres from “Rural Residential” to “General Commercial” (30.8-acres), “Industrial,” (258.6-acres) and “Recreation and Conservation.” (333.1-acres);
- Pre-zoning (PLAN2019-0284) to Jack Rabbit Specific Plan (SP2019-0003) that would create 10 planning areas (PA) and allow for General Commercial, Industrial, and Recreational Commercial land uses;
- Application to the Local Agency Formation Commission for Annexation to the City of Beaumont and to the Beaumont-Cherry Valley Water District;
- Vesting Tentative Tract Map to subdivide the property;
- Adoption of a Development Agreement.



In accordance with CEQA Guidelines Section 15082, the City has determined that an EIR is the appropriate environmental document for the Project. Because the City has determined that an EIR is needed, no Initial Study has been prepared.

This NOP is being circulated to obtain the views of you or your agency or organization as to the scope and content of the environmental information that is germane to your agency or organization's responsibilities or interests in connection with the Project. If applicable, your agency may need to use this EIR when considering issuance of a permit or other approval for the Project. Information provided to the City during the NOP comment period will be used to shape and focus the analysis of environmental impact in the EIR.

LIST OF RESPONSIBLE AND TRUSTEE AGENCIES: The City of Beaumont will be the lead agency for the Project, the San Bernardino County Local Agency Formation Commission will be a responsible agency and will use the EIR for consideration of the annexation application. The Beaumont-Cherry Valley Water District will also be a responsible agency and use the EIR for actions related to annexation of the Project area into their District. Caltrans may use the EIR for any encroachment permit(s) or Project-related construction within state right of way. The following agencies will rely on the EIR for future permits or approvals:

Responsible Agencies

- Caltrans
- Local Agency Formation Commission
- Beaumont-Cherry Valley Water District

Trustee Agencies

- CAL Fire
- California Department of Fish and Wildlife
- County of Riverside
- Regional Conservation Authority
- South Coast Air Quality Management District
- State Water Resources Control Board
- U.S. Fish and Wildlife

NOP COMMENT PERIOD: The NOP public comment periods begins **September 7, 2020 and ends on October 6, 2020**. Pursuant to CEQA Guidelines Section 15082(b), the City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Please send your



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NOP comments to Christina Taylor, Community Development Director, City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223. Please include the name of the agency or organization (if applicable), address, email, and contact person in your correspondence. If you have any questions, please contact Christina Taylor at (951) 572-3212 or via email at ctaylor@beaumontca.gov. Written comments are wanted at the earliest possible date, but due to the time limits mandated by State law, your response must received by October 6, 2020.

A copy of this NOP is available for public review at the Planning Department at the City of Beaumont City Hall, 550 East 6th Street, Beaumont CA, 92223. However, because public access to City Hall is temporarily restricted, an electronic copy of the NOP is available on the City's Website: www.BeaumontCa.gov.

PUBLIC SCOPING MEETING: Given the current COVID-19 crisis, and associated Federal, State and local orders for social distancing, this meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. This meeting will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: BeaumontCa.gov/Livestream.

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the scoping period. Please submit your comments to: ctaylor@beaumontca.gov 2) Phone-in comments will be accepted by joining a conference line prior to or during the meeting, 3) In person comments subject to the adherence of the applicable health order and social distancing requirements.

The call-in number will be made available approximately 72 hours prior to the meeting and can be found through the meeting information link below. The meeting will be held at the following, date and time:

Meeting Date/Time: Thursday, September 17, 2020 at 6:00 PM

Meeting Information Link: <https://www.beaumontca.gov/1143/Beaumont-Pointe-Specific-Plan>

EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review public comment period. Following the close of the public comment period, the City will prepare a Final EIR, which will include a response to comments to the EIR received during the public comment



period. The Final EIR will be used by the Planning Commission and the City Council to consider the Project.

PROJECT SITE LOCATION AND SETTING: The Project site consists of approximately 622.5 acres located in unincorporated Riverside County, in the sphere of influence of the City of Beaumont (See Figures 1, *Regional Map* and 2, *Vicinity Map*). The Project site is abutted by State Route 60 (SR-60) to the north, Jack Rabbit Trail and the Hidden Canyon Industrial Park to the east, and undeveloped land to the south and west. Interstate 10 (I-10) is located approximately 4.5 miles to the east and SR-79 is located approximately 8.7 miles to the southeast. The Project site consists of flat to rolling terrain along the SR-60, with hillsides and canyons further south.

PROJECT DESCRIPTION: The Project includes a General Plan Amendment (PLAN2019-0284), Pre-Zone (PLAN2019-0283) to Specific Plan (SP2019-0003), Vesting Tentative Tract Map, Development Agreement, and Annexation application.

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 196.6 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 of the Project site into City of Beaumont from unincorporated Riverside County, and into the Beaumont-Cherry Valley Water District to obtain water service. The Land Use Plan for the proposed Project is shown in Figure 3, *Land Use Plan*. The Project may also include establishment by the City of a Community Facilities District.

The Project would construct four main roadways for on-site circulation—4th Street, Jack Rabbit Trail, Entertainment Avenue, and Industrial Way. 4th Street would be constructed along the southern boundary of the Project site from Jack Rabbit Trail at the easterly edge of the Project site and would extend 4th Street from its current proposed terminus to the east at Jack Rabbit Trail, culminating at a cul-de-sac at the western edge of Planning Area (PA) 7, with a 40-foot private access road continuing along the southern boundary of PA 8 as shown on Figure 3, *Land Use Plan*. The Project would be developed in at least four phases with buildout expected Year 2027.

Jack Rabbit Trail road is an existing two-lane road that runs from the Jack Rabbit Trail/SR-60 off-ramp, through the Project site and continuing further south to eventually connect to Gilman Springs Road in the Hemet area. The Project would reroute the section of Jack Rabbit Trail road from the



SR-60 off-ramp to 4th Street to connect with the existing Jack Rabbit Trail at the south edge of the Project site. Entertainment Avenue would be constructed as a curvilinear street connecting Jack Rabbit Trail and 4th Street south of PA 2 and PA 3, on the west side of PA 1. Industrial Way, a private access road, would be constructed along the northern boundary of the Project site from Entertainment Avenue culminating at the western edge of PA 7.

Regional access to the Project site would be provided from SR-60 at Potrero Boulevard and Interstate 10 (I-10) at Beaumont Avenue. Local access to the Project site would be provided from the future extension of 4th Street from Jack Rabbit Trail to Potrero Boulevard currently under construction as part of the Hidden Canyon project; 4th Street between Jack Rabbit Trail and Potrero Boulevard is planned as an industrial collector with a 78-foot right-of-way and 56-foot curb-to-curb. Until an SR-60/Jack Rabbit Trail interchange is constructed, access from the Project site to the SR-60 via Jack Rabbit Trail would be restricted, with the northerly portion of Jack Rabbit Trail to the SR-60/Jack Rabbit Trail interchange utilized as secondary emergency egress (and fire and emergency vehicle ingress) only.

Specific Plan (SP2019-0003): The Jack Rabbit Specific Plan would allow development of the Project site with a combination of General Commercial, Industrial, Recreation and Conservation, and Conservation land uses across 10 Planning Areas (PAs). As shown in Table 3-1, *Specific Plan Land Use Summary*, PAs 1 through PA 2 will contain General Commercial land uses; PAs 3 through PA 8 will contain Industrial land uses, and PA 9 and PA 10 will contain Recreation and Conservation and Conservation land uses. Conservation land uses in PA 10 will be restricted to conservation of natural habitat. The Specific Plan will establish zoning parameters for all commercial/industrial uses including building heights, setbacks, lot area and dimensions, parking, landscaping, and signage, and will address on-site circulation and required infrastructure. The Specific Plan will also adopt regulations for the Recreation and Conservation lands.

As shown in Figure 3, *Land Use Plan*, 258.6 acres of Industrial land uses are proposed west of Entertainment Avenue. Approximately 333.1 acres of the site, comprising over 50 percent of the overall land area, would be designated Recreation and Conservation and Conservation lands. Recreation and Conservation would contain manufactured slopes, water quality basins, open space, and natural habitat.

Commercial Development Potential

As shown in Table 3-1, the Project would result in the development of approximately 30.8 acres of General Commercial land uses and approximately 251,000 SF in addition to a 125-room hotel. Permitted uses within the General Commercial land use will include a wide range of recreation and entertainment, retail, restaurant, hotel, service-oriented land uses, and self-storage. Examples



of recreation and entertainment uses may include indoor and/or outdoor go kart racing, rock climbing, trampoline park, bowling alley, and miniature golf.

Table 3-1 Specific Plan Land Use Summary

| Planning Area (PA) | Acreage (AC) (Approximate) | Land Use Designation | | Building Estimate Sq.Ft. Approx. |
|--------------------|----------------------------|----------------------|-----------------------------|----------------------------------|
| | | Existing | Proposed | |
| 1 | 28.0 | Rural Residential | General Commercial | 251,000 |
| 2 | 2.8 | Rural Residential | General Commercial | 30,000 |
| Subtotal | 30.8 | | | 281,000 |
| 3 | 2.4 | Rural Residential | Industrial | 35,000 |
| 4 | 67.5 | Rural Residential | Industrial | 1,400,000 |
| 5 | 52.1 | Rural Residential | Industrial | 960,000 |
| 6 | 38.6 | Rural Residential | Industrial | 700,000 |
| 7 | 34.7 | Rural Residential | Industrial | 600,000 |
| 8 | 63.3 | Rural Residential | Industrial | 1,300,000 |
| Subtotal | 258.6 | | | 4,995,000 |
| 9 | 136.5 | Rural Residential | Recreation and Conservation | N/A |
| 10 | 196.6 | Rural Residential | Conservation | N/A |
| Subtotal | 333.1 | | | - |
| Totals | 622.5 | | | 5,276,000 |

Industrial Development Potential

As shown in Table 3-1, the Project would result in the development of approximately 4,960,000 SF of industrial uses within five buildings in PA 4 through PA 8. Building sizes would range from approximately 600,000 to 1,400,000 SF. PA 3 would allow for up to 35,000 SF.

Permitted uses within the Industrial land use designation primarily include high-cube warehousing (warehouse/distribution center for the receipt, storage, and distribution of goods, products, supplies) and general light industrial. Other uses also permitted include but are not limited to manufacturing, distribution warehouses, e-commerce fulfillment, research services and laboratories, repair services, self-storage, and various indoor recreational uses.

Recreation and Conservation Development Potential

As shown in Table 3-1, the Project would result in the establishment of approximately 333.1 acres of Recreation and Conservation and Conservation land uses. In PA 9, approximately 136.5 acres of the site are intended to be used for recreation and conservation including parks, trails,



manufactured slopes, and water quality basins. In PA 10, approximately 196.6 acres of the site would be conserved as natural habitat.

Vesting Tentative Tract Map

The proposed Project includes a Vesting Tentative Tract Map to subdivide the Project site pursuant to California Government Code Section 66410 et seq. (Subdivision Map Act). The Vesting Tentative Tract Map will be considered along with the pre-zoning of the property but would only be effective once the land is annexed to the City.

Development Agreement

The proposed Project includes a development agreement between the Project Applicant and the City pursuant to California Government Code sections 65864 et seq. Fair share responsibilities for infrastructure improvements will be addressed in a Development Agreement with the City.

Request for Annexation to the City of Beaumont

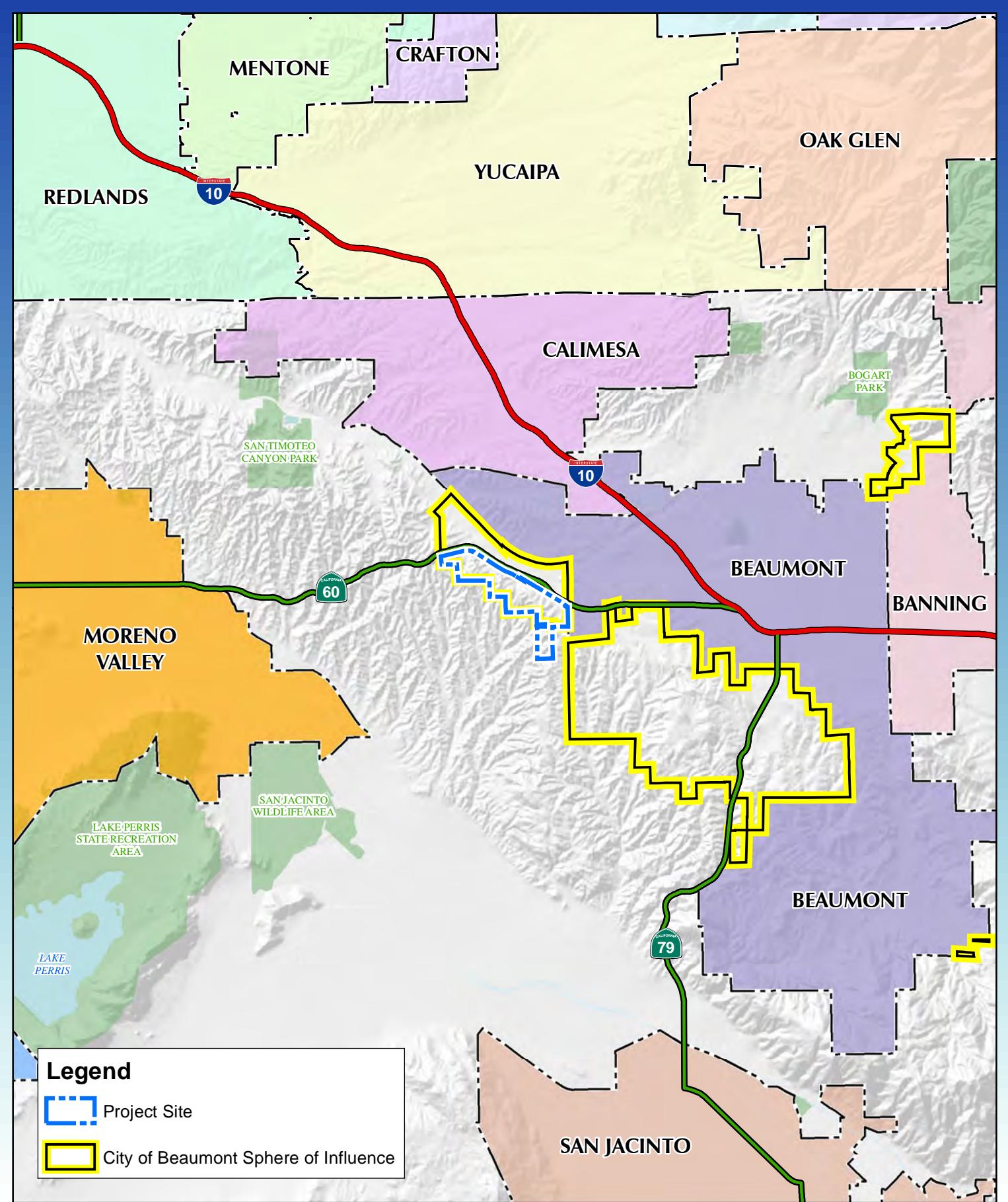
Consistent with Section 56375(a)(7) of the California Government Code, also known as the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000, the Project Applicant will request that the Local Agency Formation Commission (LAFCo) annex the property after completion of prezoning. As annexation must occur before any of the Project elements can be developed, and LAFCo is an independent public agency, LAFCo is a responsible agency for purposes of CEQA, and will use this EIR in the annexation process.

Request for Annexation to the Beaumont-Cherry Valley Water District

The City will also request that the Beaumont-Cherry Valley Water District annex the land in order to obtain water service. As annexation is essential to development of Project, and the Beaumont-Cherry Valley Water District is an independent public agency, the District is also a responsible agency for purposes of CEQA and will use this EIR in the annexation process.

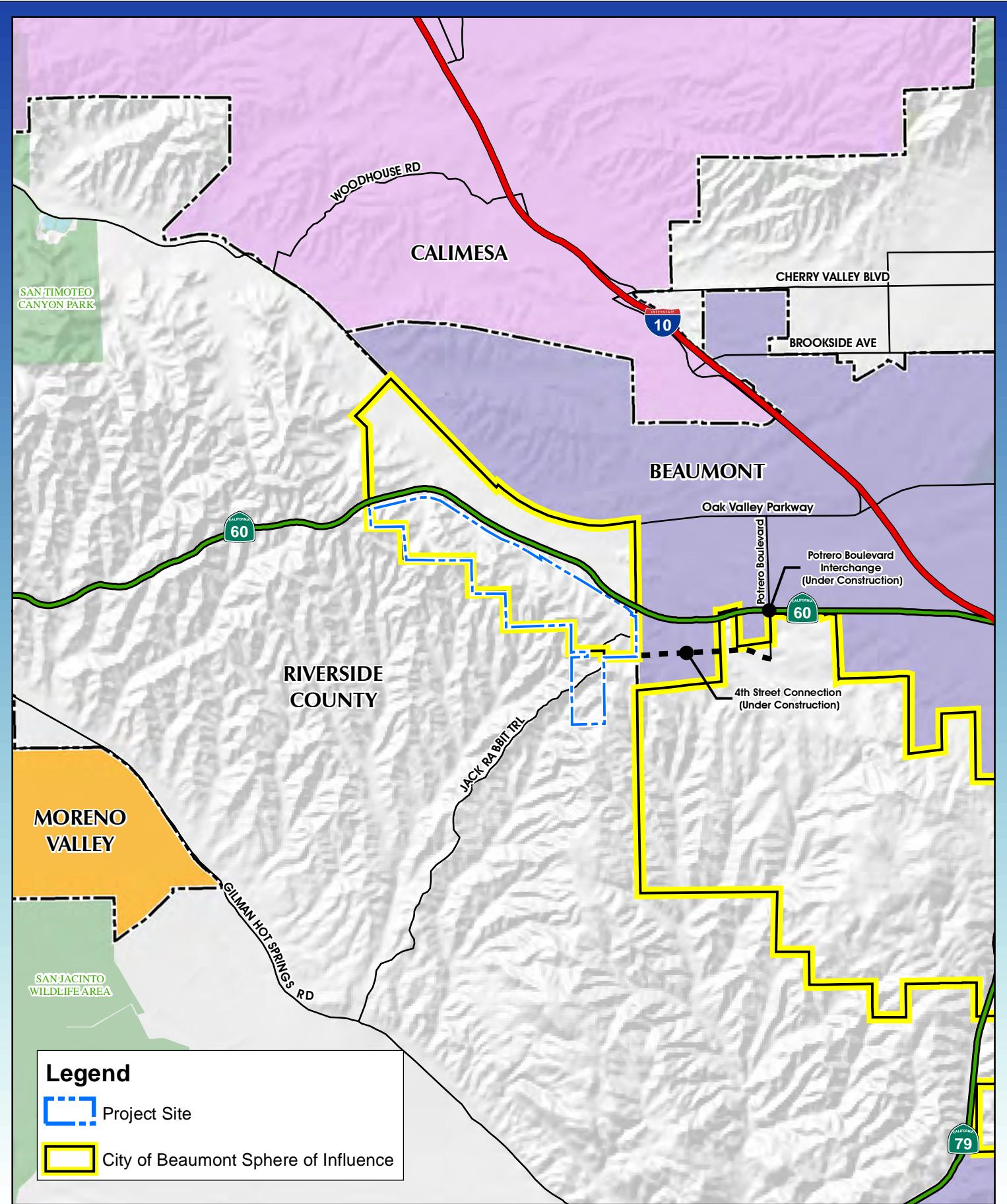
PROBABLE ENVIRONMENTAL EFFECTS

The EIR will evaluate the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The environmental topic areas anticipated to be included the EIR include Aesthetics, Agricultural 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 EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.



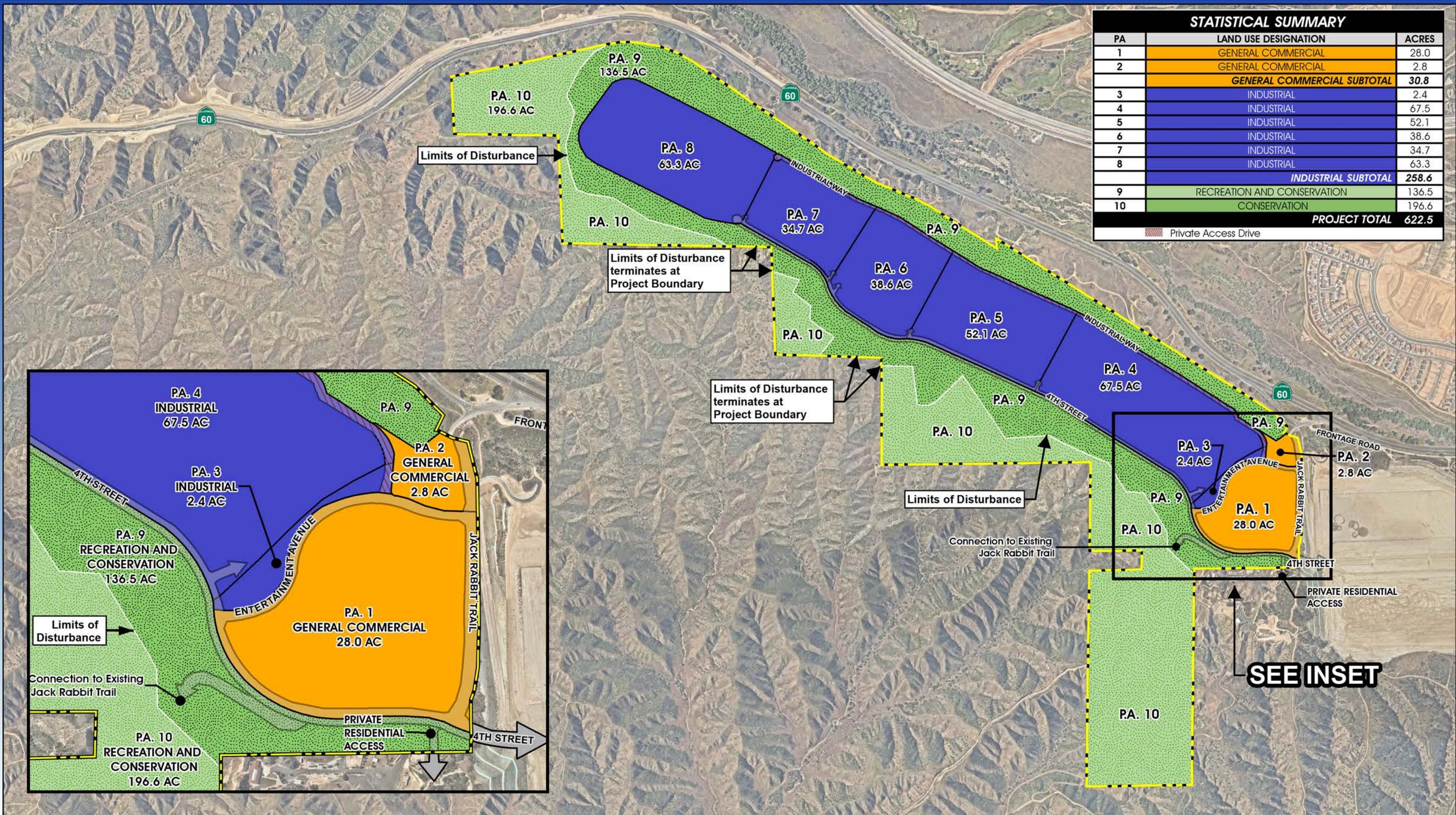
BEAUMONT POINTE SPECIFIC PLAN

Figure 1



BEAUMONT POINTE SPECIFIC PLAN

Figure 2

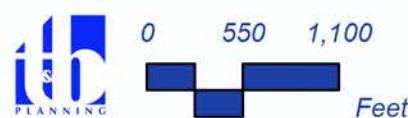


Source(s): Nearmap (2020), ESRI, RCTLMA (2019) Composite: Theines Engineering (2019)

DATE: 08-31-2020

BEAUMONT POINTE SPECIFIC PLAN

Figure 3



LAND USE PLAN