



City of Beaumont

Beaumont Summit Station Project

October 7, 2021

Scoping Meeting



Purpose of Scoping Meeting

- Early public consultation
- Learn about environmental concerns regarding the project from potentially affected agencies and individuals
- Opportunity to identify and address issues that might otherwise arise late in the process
- Help focus the EIR's content and identify alternatives



CEQA Process

- ❑ The California Environmental Quality Act (CEQA) is required for discretionary approvals.
- ❑ Purpose is to inform decision makers and the public of potential effects of project approval.
- ❑ Notice of Preparation (NOP) provides consultation and focuses subsequent efforts.



Roles and Responsibilities

Developer

Design and submit development proposal

City Staff

Review and evaluate Developer's project

Manage EIR Consultant

Make recommendations to Decision Makers

Environmental Consultant

Evaluate impacts of project approval on the existing environment

Decision Makers

Planning Commission and City Council

Evaluate and approve or disapprove project



Project Background

- In August 2007, the City adopted the Sunny-Cal 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 per acre. The Specific Plan included 4 residential planning areas, small parks, trails, open space, circulation, and a neighborhood park.
- 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 and LAFCO, no development has occurred on the Project site.
- Project site encompasses portions of the previously approved Sunny-Cal Specific Plan.



Project Location

- The 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 Location

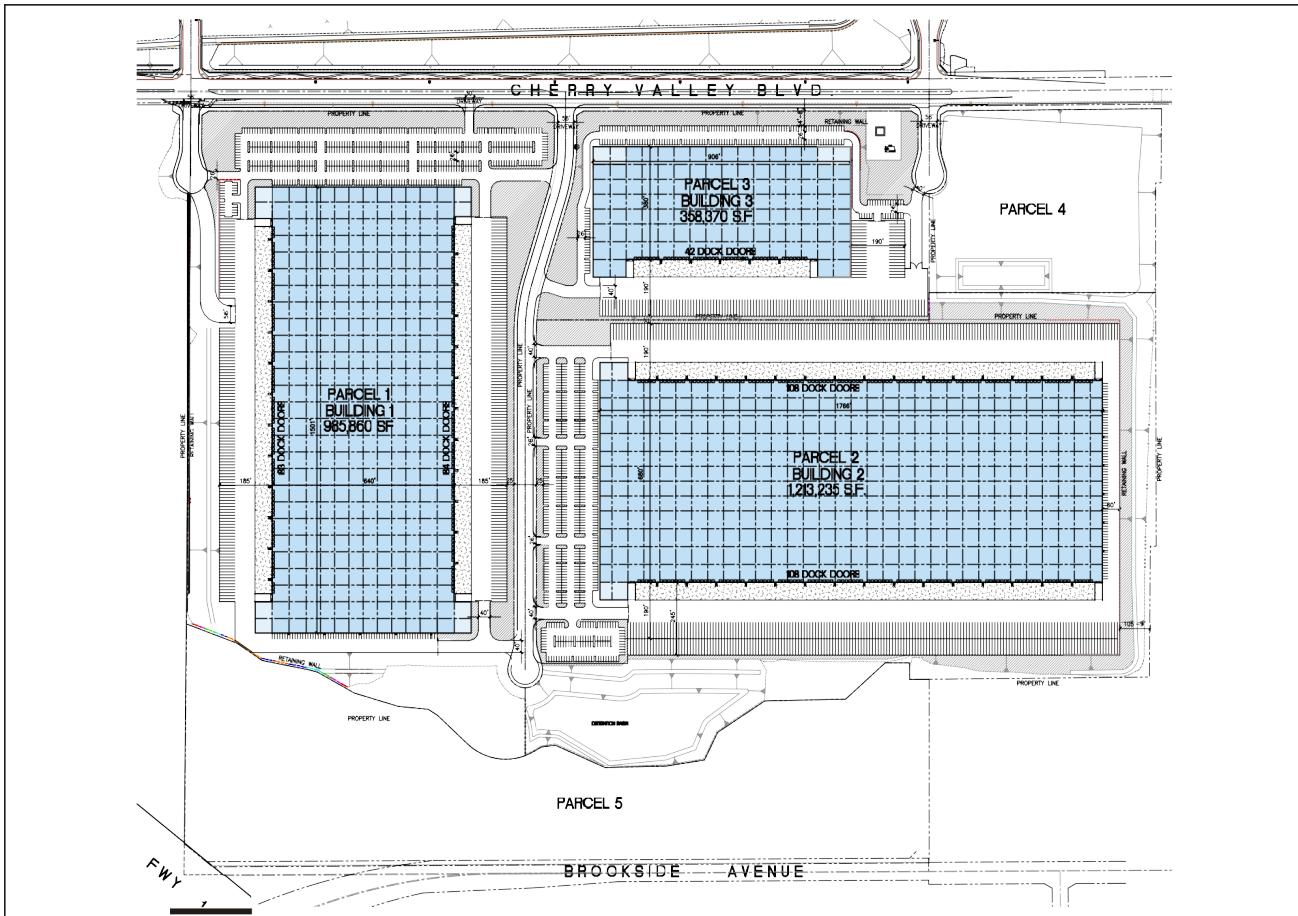


The Project

- ❑ The proposed Project includes a General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Plot Plan Approval, and a Development Agreement. 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 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 uses.



Land Use Plan – E-Commerce Buildings



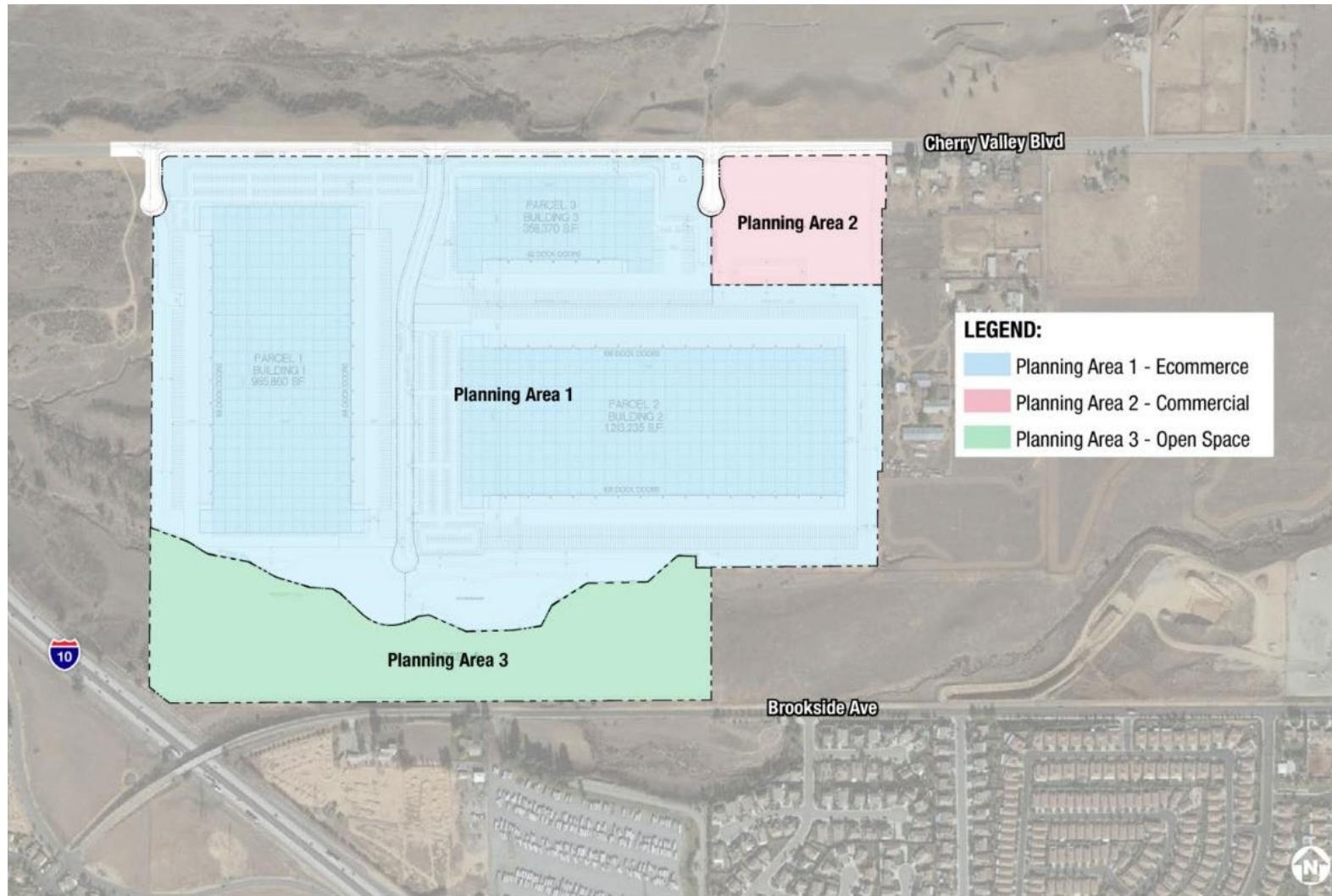


The Project, cont.

- ❑ Parcel 4 (Specific Plan Planning Area 2) would include the development of up to 150,000 square feet of commercial uses, as follows:
 - ❑ Four story hotel: 100,000 square feet
 - ❑ Restaurant: 25,000 square feet
 - ❑ 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 improvements including roadway improvements, utility connections, and rights-of-way to support the Project.



Land Use Plan – Planning Areas





Existing and Proposed Land Uses

Table 1
Existing and Proposed Land Use

Land Use	Sunny-Cal Specific Plan (2007)		Specific Plan Amendment (2021)	
Low Density Residential	158.65 ac	560 du	--	--
E-Commerce Office	--	--	139.7 ac	2,507,465 sf 50,000 sf
Commercial Hotel (220 Keys) Retail Restaurant	--	--	10.9 ac	100,000 sf 25,000 sf 25,000 sf
Open Space Park/Trail Buffer/Open Space	21.15 ac 8.71 ac		0 ac 30.6 ac	
Road Dedication	9.8 ac		6.7 ac	
Total	200 ac		188 ac	



The Project

□ Discretionary Approvals Necessary:

- Specific Plan Amendment;
- Adoption of Specific Plan;
- General Plan Amendment;
- Tentative Parcel Map;
- Site Development Plan/Site Plan (Plot Plan); and
- Statutory Development Agreement.



EIR Focus Areas

Based on the NOP and public scoping, the following topics will be addressed in the Project EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- GHG Emissions
- Hazards/ 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
- Wildfire



Opportunities for Public Involvement

- Comments on the NOP will be accepted through October 22, 2021.
- 45-day Draft EIR comment period is anticipated to run during Winter 2021-2022.
- Responses to EIR comments will be provided to public agencies not less than ten days prior to public hearings.
- Notices will be provided on dates of Planning Commission and City Council hearings on Final EIR.



Questions or Comments?

If you have further questions or require additional information, please contact:

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