

## 2.0 INTRODUCTION AND PURPOSE

### 2.1 Purpose of the Environmental Impact Report

This document is an Environmental Impact Report (EIR) prepared for the City of Beaumont (City) for the Beaumont Summit Station Specific Plan (Project) in compliance with the California Environmental Quality Act (CEQA). CEQA is a statute that requires local and state agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. The CEQA Guidelines are located within the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, §§ 15000-15387, while the CEQA Statute is codified as Public Resources Code (PRC) §§ 21000-21189.57. This Draft EIR has been prepared by the City of Beaumont as the Lead Agency under CEQA. This Project entails the construction and operation of e-commerce, commercial, open space, and residential development divided amongst five parcels, on approximately 200-acres of land within the northwestern portion of the City.

This Draft EIR evaluates the potentially significant, adverse and beneficial impacts on the environment resulting from implementation of the Project. **Section 3.0, Project Description**, provides detailed descriptions of the construction and operational components of the Project. **Section 4.0, Environmental Impact Analysis**, discusses the regulatory environment, existing conditions, environmental impacts, and mitigation measures for the Project. Following public review of the Draft EIR, a Final EIR will be prepared, in which the City will respond to public comments on the Draft EIR.

According to § 15121 of the CEQA Guidelines, an EIR is an informational document which will inform public agency decision-makers and the public of the significant environmental effects of a proposed project. The purpose of this Draft EIR for the proposed Project is to review the existing conditions at and in the vicinity of the Project site; identify and analyze the potential environmental impacts; and suggest feasible mitigation measures or alternatives to reduce significant adverse environmental effects, as described in **Section 3.0, Project Description** and **Section 6.0, Alternatives** to the proposed Project. The potential impacts include both temporary construction-related effects and the long-term effects of development, operation, and maintenance of the Project, as described in **Section 3.0, Project Description**.

The intent of this EIR is to address the potential Project impacts utilizing the most current and detailed plans, technical studies, and related information available. This EIR will be used by the City as the Lead Agency, other responsible and trustee agencies, interested parties, and the general public to evaluate the potential environmental impacts of the proposed Project (refer to **Section 3.10, Approvals Requested as Part of the “Project,”** for a list of anticipated responsible and trustee agencies and Project approvals).

Therefore, this EIR is intended to serve as the primary environmental document for all entitlements associated with the Project, including all discretionary approvals requested or required to implement the Project. The City, as Lead Agency, can approve subsequent actions without additional environmental documentation unless otherwise required by § 21166 of the CEQA Statutes and § 15162 of the CEQA Guidelines.

Section 21166 of the CEQA Statutes states that:

*When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:*

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

Additionally, § 15162 of the CEQA Statutes states that:

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
  - 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
  - 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
  - 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
    - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
    - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
    - (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more*

*significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

*(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

## 2.2 Compliance with CEQA

According to the CEQA Guidelines (14 CCR § 15064[f][1]), preparation of an EIR is required whenever a project may result in a significant effect on the environment. An EIR is an informational document used to inform public agency decision-makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives of the Project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project. CEQA requires that state and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects.

This document analyzes the environmental effects of the Project to the degree of specificity appropriate to the current proposed actions, as required by § 15146 of the CEQA Guidelines. As defined by CEQA Guidelines § 15160, a project EIR focuses primarily on the changes in the environment that would result from the development project. The project EIR should examine all phases of the project including planning, construction, and operation. Another type of EIR is a programmatic “program” EIR which, as defined by CEQA Guidelines § 15168, states that a program EIR may be prepared on a series of action that can be characterized as one large project and are related either of the following:

- Geographically;
- As logical parts in the chain of contemplated actions;
- In connection with rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in several different ways.

Further, CEQA Guidelines § 15165 requires preparation of a program EIR when an individual project is to be implemented in phases. Some EIRs combine program- and project-level analysis of phases of a project into one EIR. In this way, the initial phase of a planned series of actions can be evaluated in detail pursuant to CEQA Guidelines § 15161 and approved for construction, while the later phase encompassing the larger intentions of the lead agency can be disclosed and described.

Based on the type and level of analysis considered in this EIR, including all activities associated with the Project, to determine the short-term and long-term effects associated with their implementation. This EIR discusses both direct and indirect impacts of the Project, as well as cumulative impacts associated with

other past, present, and reasonably foreseeable future projects. Because the Project would be implemented in phases and because a new Specific Plan is developed to guide future development on the site, the Project qualifies as both a project-level and program level EIR.

Based on significance criteria, the effects of the Project have been categorized as either “no impact,” “less than significant impact,” “less than significant with mitigation incorporated,” or “significant unavoidable impact” (refer to **Section 4.0, Environmental Impact Analysis**). Mitigation measures are recommended for potentially significant impacts, to avoid or lessen impacts. In some cases, the Project results in significant unavoidable impacts even with implementation of feasible mitigation measures. In these situations, the decision-makers may approve the Project based on a “Statement of Overriding Considerations.” This determination would require the decision-makers to balance the benefits of the Project to determine if they outweigh identified unavoidable impacts. The CEQA Guidelines § 15093 provides in part the following:

- CEQA requires that the decision-maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the Project. If the benefits of the Project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not avoided or substantially lessened, the agency must state in writing the reason to support its action based on the Final EIR and/or other information on the record. This statement may be necessary if the agency also makes the finding under § 15091 (a)(3) of the CEQA Guidelines.
- If an agency makes a Statement of Overriding Considerations, the statement should be included in the record of the Project approval and should be mentioned in the Notice of Determination.

## 2.3 Notice of Preparation/Early Consultation

In compliance with the CEQA Guidelines, the City provided opportunities for various agencies and the public to participate in the environmental review process. During preparation of the Draft EIR, efforts were made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments on the scope of review in this document. This included the distribution of a Notice of Preparation (NOP) to various responsible agencies, trustee agencies, and interested parties. Pursuant to CEQA Guidelines § 15082 and PRC § 21084.4, the City circulated the NOP directly to public agencies (including the State Clearinghouse Office of Planning and Research), special districts, and members of the public who had requested such notice. The NOP was distributed on September 22, 2021, with the 30-day public review period concluding on October 22, 2021.

### Public Scoping Meeting

A public virtual scoping meeting was held on September 22, 2021, utilizing teleconference communications, and associated Federal, State, and local orders for safety requirements. The purpose of the scoping meeting was to obtain comments from the public and agencies regarding the scope of the environmental document.

A total of six comment letters were received in response to the NOP. The comment letters received during the NOP comment period; along with Scoping Reports for the NOP, providing a more detailed summary of the issues raised during the public scoping meeting, are included in **Appendix L, Notice of Preparation and Scoping Meeting**.

### Scoping Results

Areas of concern identified during the scoping period include:

- Traffic
- Lighting
- Noise
- Solid Waste
- Residential Property Values

### Native American Consultation

Senate Bill (SB) 18, further discussed in **Section 4.16, Tribal Cultural Resources**, essentially requires local governments to consult with Native American tribes when amendment or adoption of a general or specific plan, or designation of open space occurs. Furthermore, SB 18 encourages local governments to consider the cultural aspects of California Native American prehistoric, archaeological, cultural, spiritual, and ceremonial places early in the land use planning process. In compliance with SB 18, on April 18, 2021, the City contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF). The NAHC responded on May 17, 2021, stating that the SLF was completed with negative results. However, NAHC noted that the absence of specific site information in the SLF does not indicate the absence of cultural resources within the Project area. For this reason, the NAHC requested that 15 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the Project. Outreach letters to the 15 recommended tribal groups were sent on June 17, 2021. These letters were followed up by phone calls on July 2, 2021. The Tribes contacted include the following:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Los Coyotes Band of Cahuilla and Cupeno Indians
- Morongo Band of Mission Indians
- Pechanga Band of Luiseno Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians

- San Manuel Band of Mission Indians
- Santa Rosa Banda of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

The SB 18 consultation and correspondence (including the aforementioned NAHC response letter) is included as **Appendix D, Cultural Resources Assessment**.

Similarly, the City initiated Native American consultation consistent with Assembly Bill (AB) 52. As noted above, the City received responses from the tribes previously noted, but none of the tribes requested further consultation.

## 2.4 Environmental Review Process

The Draft EIR has been prepared in accordance with CEQA to assess the environmental effects associated with the implementation of the proposed Project, as well as anticipated future discretionary actions and approvals. There are five main objectives of this document as established by CEQA:

- To disclose to decision-makers and the public the significant environmental effects of proposed activities;
- To identify ways to avoid or reduce environmental damage;
- To disclose to the public reasons for agency approval of projects with any significant environmental effects;
- To foster interagency coordination in the review of projects; and
- To enhance public participation in the planning process.

The Draft EIR, with an accompanying Notice of Completion (NOC), would be circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period as required by CEQA. During this period, public agencies and members of the public may provide written comments on the analysis and content of the Draft EIR. In reviewing a Draft EIR, readers should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and on ways in which the significant effects of the proposed project might be avoided or mitigated.

Following the close of the public comment period, a Final EIR will be prepared to respond to all substantive comments raising environmental issues surrounding the proposed Project. The Final EIR will be completed prior to the final public hearing to consider this EIR and the proposed Project.

Concurrent with the City's consideration of the Final EIR, the Planning Commission and City Council will also consider the merits of the proposed Project itself. This consideration may render a request to revise the proposed Project, or an approval or denial. If the proposed Project is approved, the City Council may require mitigation measures specified in this Draft EIR as conditions of proposed Project approval.

Alternatively, the City Council could require other mitigation measures deemed to be effective mitigations for the identified impacts, or it could find that the mitigation measures cannot be feasibly implemented. For any identified significant impacts for which no mitigation measure is feasible, or where mitigation would not reduce the impact to a less than significant level, the City Council will be required to adopt a finding that the impacts are considered acceptable because specific overriding considerations indicate that the proposed Project's benefits outweigh the impacts in question.

## 2.5 Compliance with CEQA

### Public Review of Draft EIR

The Draft EIR is available to the general public for review at the locations listed below and on the City's website at:

- <https://www.beaumontca.gov/1239/Beaumont-Summit-Station>
- Community Development Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

As stated above, in accordance with CEQA Guidelines §§ 15087 and 15105, this Draft EIR will be circulated for a 45-day public review period.

Comment letters should be sent to:

City of Beaumont - Planning  
Attn: Christina Taylor  
Community Development Director  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223  
(951) 769-8518

## 2.6 Final EIR

Upon completion of the 45-day Draft EIR public review period, the City will evaluate all written comments received during the public review period on the Draft EIR. Pursuant to CEQA Guidelines § 15088, the City will prepare written responses to comments raising environmental issues. Pursuant to CEQA Guidelines § 15132 (Contents of Final Environmental Impact Report), the Final EIR will be prepared and will include:

- a) The draft EIR or a revision of the draft;
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR; and
- d) The Lead Agency's responses to significant environmental points raised in the review and consultation process.

Additionally, pursuant to CEQA Guidelines § 15088 (Evaluation of and Response to Comments), after the Final EIR is completed, the City of Beaumont will provide a written proposed response to each public agency on comments made by that public agency at least ten days prior to certifying the EIR.

## Certification of the Final EIR

The Draft EIR, as revised by the Final EIR, will be considered by the City of Beaumont City Council for certification, consistent with CEQA Guidelines § 15090, which states:

Prior to approving a project, the lead agency shall certify that:

- 1) *The final EIR has been completed in compliance with CEQA;*
- 2) *The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and*
- 3) *The final EIR reflects the lead agency's independent judgment and analysis.*

Regarding the adequacy of an EIR, according to CEQA Guidelines § 15151, "An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure."

## 2.7 Format of the EIR

The purpose of this EIR is to provide environmental review of the Project, such that the City will be able to utilize this EIR to satisfy CEQA for Project-related permits or approvals and to provide CEQA analysis.

This Draft EIR is organized into nine sections:

- Section 1.0**     **Executive Summary** provides a Project summary and summary of environmental impacts, and the proposed mitigation measures and alternatives.
- Section 2.0**     **Introduction** provides CEQA compliance information.
- Section 3.0**     **Project Description** provides Project history, as well as the environmental setting, Project characteristics and objectives, phasing, and anticipated permits and approvals that may be required for the Project.
- Section 4.0**     **Environmental Impact Analysis** provides a discussion of the existing conditions for each of the environmental impact areas. This section also describes methodologies for significance determinations, identifies both short-term and long-term environmental impacts of the Project, recommends mitigation measures to reduce the significance of environmental impacts, and identifies any areas of potentially significant and unavoidable impacts. This section includes a discussion of cumulative impacts that could arise as a result of the implementation of the proposed Project.
- Section 5.0**     **Other CEQA Considerations**, summarizes unavoidable significant impacts, and discusses significant irreversible environmental changes, growth-inducing impacts, and energy conservation, in accordance with CEQA Guidelines Appendix F.



- Section 6.0 Alternatives**, describes potential Project alternatives, including alternatives considered but rejected from further consideration, the No Project Alternative, various Project Alternatives, and identifies the Environmentally Superior Alternative.
- Section 7.0 Effects Found Not to Be Significant**, describes potential impacts that have been determined not to be significant throughout the EIR process.
- Section 8.0 EIR Consultation and Preparation** identifies the CEQA Lead Agency and EIR preparation team, as well as summarizes the EIR consultation process.
- Section 9.0 References.**

Based on significance criteria, the effects of the proposed Project have been categorized as either “less than significant,” “less than significant with mitigation,” or “potentially significant.” Mitigation measures are recommended for potentially significant impacts, to avoid or lessen impacts. In the event the proposed Project results in significant impacts even after implementation of all feasible mitigation measures, the decision-makers are able to approve a proposed Project based on a Statement of Overriding Considerations. This determination would require the decision-makers to provide a discussion of how the benefits of the proposed Project outweigh identified unavoidable impacts. The CEQA Guidelines provide in part the following:

- CEQA requires that the decision-maker balance the benefits of a proposed Project against its unavoidable environmental risks in determining whether to approve the Project. If the benefits of the Project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3) of the CEQA Guidelines.
- If an agency makes a Statement of Overriding Considerations, the statement should be included in the record of the Project approval and should be mentioned in the Notice of Determination (Section 15093 of the CEQA Guidelines).

## 2.8 Incorporation by Reference

Pertinent documents relating to this EIR have been cited in accordance with CEQA Guidelines § 15148 or have been incorporated by reference in accordance with CEQA Guidelines § 15150, which encourages incorporation by reference as a means of reducing redundancy and the length of environmental reports. The following documents are hereby incorporated by reference into this EIR and are available for review online. Information contained within these documents has been utilized for various sections of this EIR.

*Riverside County General Plan.* The County of Riverside adopted the County of Riverside General Plan in 2015. The General Plan serves as a blueprint for growth and development. The County of Riverside General Plan primarily focuses on the unincorporated area - territory that is not located within a city - but also addresses regional services and facilities provided by the County such as regional parks, roads, and

flood control facilities. As part of its General Plan, the County includes the following nine elements: 1) Land Use; 2) Circulation; 3) Multipurpose Open Space; 4) Safety; 5) Noise; 6) Housing; 7) Air Quality; 8) Healthy Communities; and 9) Administration. The General Plan is used throughout this EIR since it contains information, policies, and regulations relevant to the Project.

This document is available for review on the County's website at:

<https://planning.rctlma.org/General-Plan-Zoning/General-Plan>

*Beaumont General Plan Update (Beaumont 2040 Plan)*. The City of Beaumont had a General Plan Update (Beaumont 2040 Plan). The Beaumont 2040 Plan is a comprehensive update of the City's General Plan and provides a vision for the future of Beaumont over the next 20 to 30 years. The General Plan functions as a guide to the type of community that Beaumont citizens desire and provides the means by which that desired future can be achieved. The General Plan addresses a range of immediate, mid-, and long-term issues with which the community is concerned. The General Plan is intended to allow land use and policy determinations to be made within a comprehensive framework that incorporates public health, safety, and "quality of life" considerations in a manner that recognizes resource limitations and the fragility of the community's natural environment. In preparing the Beaumont 2040 Plan and planning for the future of the City, it will be important for the City to closely coordinate with neighboring jurisdictions and regional agencies in order to plan for sustainable community growth. Land uses within the City's Planning Area may include a combination of undeveloped, developing and developed properties. This City's General Plan serves as the blueprint for future planning and development in the City. This General Plan indicates the City's vision for the future through the policies, programs, and plans contained herein. The information contained in the individual sections or Elements that comprise this General Plan will shape the physical development of the City. Public and private decision-makers will refer to this General Plan to formulate decisions with respect to land use and development.

The General Plan consists of several elements:

- Vision and Guiding Principals
- Land Use and Community Design
- Mobility
- Economic Development and Fiscal
- Health and Environmental Justice
- Community Facilities and Infrastructure
- Conservation and Open Space
- Safety
- Noise
- Downtown Area Plan
- Implementation

The Beaumont General Plan was used throughout this EIR since it contains policies and regulations relevant to the proposed Project. This document is available for review on the City's website at:

[https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU\\_Final-rev-22521](https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU_Final-rev-22521)

*Beaumont Draft Environmental Impact Report. 2020 General Plan Update (SCH #2018031022)*. The City of Beaumont 2020 General Plan Update (referred to herein as the 2020 General Plan Update) more fully articulates Goals, Policies, and Implementation Programs which will provide for successful realization of

the City's near-term plans, and will facilitate implementation of land uses, supporting infrastructure, and services envisioned under Buildout conditions. Modifications incorporated in the 2020 General Plan Update, are evaluated in this Draft EIR (referred to herein also as the EIR).

More information about the City's Draft EIR can be found here:

<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720>

*Beaumont Municipal Code.* The Beaumont Municipal Code (Beaumont MC) is (continuously) updated. The Beaumont Municipal Code establishes detailed zoning districts and regulations based on the General Plan. The Beaumont Zoning Code (Chapter 17.01) serves as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document that sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Zoning Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Zoning Code also indicates which land uses are permitted in the various zones. The Municipal Code includes all the City's zoning ordinance provisions and has been supplemented over time to include other related procedures such as subdivision regulations, environmental review procedures, and an advertising and sign code. Municipal Code regulations and maps must be consistent with the General Plan land uses, policies, and implementation programs. The Municipal Code is referenced throughout this Draft EIR to establish the proposed Project's baseline requirements according to the City's regulatory framework.

The Beaumont MC can be accessed online at:

[https://library.municode.com/ca/beaumont/codes/code\\_of\\_ordinances?nodeId=TIT17ZO](https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT17ZO)

*Southern California Association of Governments.* The Southern California Association of Governments (SCAG) 2020/2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted in September 2020. The RTP/SCS aims to create a long-range vision plan that balances future mobility and housing needs with economic, environmental and public health goals. The RTP/SCS charts a course for closely integrating land use and transportation – so that the region can grow in accordance with smart and sustainable growth strategies.

The SCAG RTP/SCS can be accessed online at:

<https://scag.ca.gov/read-plan-adopted-final-plan>

*Riverside County Climate Action Plan.* The 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan.

This document is available for review on the County's website at:

<https://planning.rctlma.org/CAP>

*Summit Station Specific Plan.* The Summit Station Specific Plan is a standalone specific plan document intended to replace the Sunny-Cal Specific Plan, which was approved in 2007 but never implemented.

The Sunny-Cal Specific Plan is approximately 200 acres in size. The land uses included three residential planning areas approved for up to 560 low density residential units and a series of open space and park areas. The park areas were designed in support of the planned residential uses. The open space preserved an area of steep slope and a drainage course. As part of the Summit Station Specific Plan, the residential uses will be replaced with a commerce center and a 10.9-acre commercial area.

The Summit Station Specific Plan further reduces the size of the Specific Plan area, eliminating the “panhandle” portion of original Planning Area 3, as that property was never annexed and is outside of the City’s SOI. The resulting Specific Plan area is approximately 188 gross acres.

Specific plans are a mechanism to ensure that projects develop in an organized and a cohesive manner. Specific plans incorporate a development framework for detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, and urban design and landscape plans. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area ensuring that excellence in design is achieved during project development. The Summit Station Specific Plan establishes the procedures and requirements to approve new development within the Project site.

This document is available for review on the City’s website at:

<https://www.beaumontca.gov/1239/Beaumont-Summit-Station>