

NOTICE OF DETERMINATION

TO: ☒ COUNTY CLERK
COUNTY OF RIVERSIDE
2724 Gateway Drive
Riverside, CA 92507-0918

FROM: RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION
6216 Brockton Av., Ste.111-B
Riverside, CA 92506

☒ OFFICE OF PLANNING & RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Section 15096 (i).

PROJECT TITLE: LAFCO 2024-13-5-Reorganization to Include Annexation to the City of Beaumont and Concurrent Annexation to Beaumont-Cherry Valley Water District and Detachment from Riverside County Waste Resources Management District (Beaumont Pointe Partners, LLC)

STATE CLEARINGHOUSE NUMBER: 2020099007

NAME OF PUBLIC AGENCY APPROVING PROJECT: Riverside Local Agency Formation Commission

CONTACT PERSON: Elizabeth Valdez, Commission Clerk

TELEPHONE NUMBER: (951)369-0631

PROJECT LOCATION: Generally located south of State Highway 60 and west of the City of Beaumont, east of the San Timoteo Badlands, and north of Jack Rabbit Trail, within the Sphere of Influence of Beaumont.

PROJECT DESCRIPTION: Reorganization to include annexation of approximately 540 acres for the provision of municipal services by the City of Beaumont and water services by the Beaumont-Cherry Valley Water District.

PROJECT APPLICANT: Beaumont Pointe Partners, LLC.

18032 Lemon Drive, Suite 367, Yorba Linda, CA 92886

This is to advise that the RIVERSIDE LOCAL AGENCY FORMATION COMMISSION has approved the above-described project on July 24, 2025 and has made the following determinations regarding the above-described project as ☒ Responsible Agency ☐ Lead Agency:

1. The project ☒ will have ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☐ An Addendum to the certified EIR was prepared.
4. ☒ I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including provisions or mitigation measures that are imposed upon the proposed project.
5. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
6. ☒ Mitigation measures were made a condition of the approval of the project by the lead agency.
7. ☒ A Statement of Overriding Considerations was adopted for this project.
8. ☐ A determination of no effect for the purposed of CEQA filing fees has been made by the Department of Fish and Game.
9. ☐ A de minimus finding was made for the project in accordance with Section 711.4 of the California Fish and Game Code.

The EIR or Negative Declaration and record of project approval may be examined at the **LOCAL AGENCY FORMATION COMMISSION, 6216 BROCKTON AVENUE, SUITE 111-B, RIVERSIDE, CA 92506.**



Elizabeth R. Valdez, Commission Clerk

July 28, 2025
Date

Form Revised 03/2021