



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA LEAD AGENCY: City of Beaumont
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SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT IN THE CITY OF BEAUMONT SPHERE OF INFLUENCE AND REQUEST TO ANNEX INTO THE CITY OF BEAUMONT AND BEAUMONT CHERRY VALLEY WATER DISTRICT

As lead agency, the City of Beaumont (City) is publishing this Notice of Availability (NOA) for a Draft Environmental Impact Report (Draft 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 **Beaumont Heights Business Centre Project** (project):

- General Plan Amendment (PLAN2024-0026) and Annexation (PLAN2024-0028) to reflect annexation of the project site and application of the Industrial (I) land use designation on an approximately 385.60-acre Development Site;
- Pre-Zone (PLAN2024-0027) to allow for implementation of the proposed Development Site under the Manufacturing (M) zone;
- Plot Plan (PP2024-0022) and Tentative Map (PM2024-0001) to subdivide the Development Site into five parcels and Lettered Lots A to F; and
- Development Agreement between the project applicant and the City to ensure proper development and conditions are met for both parties.

In addition, anticipated non-City discretionary actions, consultation, and/or permits necessary to realize the project would or may include the following:

- Annexation Approval by Riverside County Local Agency Formation Commission (LAFCO) to annex the Annexation Area into the City of Beaumont;
- Annexation Approval by Beaumont Cherry Valley Water District (BCVWD) to annex the Annexation Area into BCVWD's water service area;
- Approval from the County of Riverside for temporary construction activities within the Construction Staging/Earthwork Balance Area;
- Permitting by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System Permit;
- Permitting by/through the California Department of Fish and Wildlife and RWQCB allowing for implementation of proposed mitigation to biological resources and jurisdictional areas;

- Consultation and coordination with the Western Riverside County Regional Conservation Authority (RCA), including a Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP);
- Permitting by/through the South Coast Air Quality Management District for certain equipment or land uses that may be implemented pursuant to the project;
- Permitting (i.e., utility construction and connection permits) from affected utility purveyors; and
- Other ministerial permits necessary to realize on- and off-site improvements related to the development of the project.

PUBLIC COMMENT PERIOD: The NOA public comment period begins **Monday, June 29, 2026 and ends on Wednesday, August 12, 2026**. Pursuant to California Code of Regulations, Title 14, Sections 15087 and 15105, the City invites you to submit written comments describing your specific concerns regarding the environmental issues identified in the aforementioned Draft EIR, and, if representing a public agency, please identify your specific areas of statutory responsibility. Please send your comments to Melody Arechiga, Senior Planner, City of Beaumont, 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 Melody Arechiga at (951) 769-8518 or via email at MArechiga@beaumontca.gov. Written comments are requested at the earliest possible date, but due to the time limits mandated by State law, your response must be received by **Wednesday, August 12, 2026**.

A copy of this NOA, Draft EIR, technical appendices, and documents incorporated by reference are available for public review at the following locations:

- City of Beaumont Planning Department, 550 East 6th Street, Beaumont CA, 92223;
- Beaumont Library District, 125 East 8th Street, Beaumont, CA 92223; and
- City of Beaumont Website: <https://www.beaumontca.gov/1125/Planning-Projects>.

EIR PROCESS: In accordance with CEQA Guidelines Section 15105(a), the Draft EIR is 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 responses to comments on the Draft EIR received during the public comment period. The Final EIR will be reviewed by the City of Beaumont Planning Commission and City Council in consideration of project approval.

PROJECT SITE LOCATION AND SETTING: The project site encompasses approximately 629.27 acres (Assessor Parcel Numbers [APNs] 428-020-001, 424-130-001, 424-130-002, 424-140-001, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-003, 424-130-005, 424-130-006, 424-130-007, 424-130-008, 424-130-009, 424-140-010, 424-140-011, 428-010-019, 428-010-020, and 428-020-002) primarily within the City's Sphere of Influence (SOI) to the west of the City's current incorporated boundary and adjacent to State Route 79 (SR-79); refer to Exhibit 1, Regional Vicinity, and Exhibit 2, Site Vicinity. A small portion of the northern segment of the project site along California Avenue enters the current City limits; the remainder of the project site is located within the City's SOI. Generally, the site is bounded by 1st Street to the north, an institutional use (Harmony Haven Children and Youth Center), single-family residences, and undeveloped land to the east, undeveloped land to the south, and SR-79 to the west. Additionally, a Southern California Edison (SCE) easement bisects the southern portion of the site. Regional and local access to the site is provided via SR-79 and California Avenue.

The project site is vacant and undeveloped land with the exception of improved segments of SR-79, California Avenue, and a roadway through the Harmony Haven Children and Youth Center property. Several unpaved roads are present throughout the site, including unimproved access roads and evidence of recreational off-road trail use throughout the southern and western portions of the site. Illegal dumping of miscellaneous waste (tires, plastic, roofing materials, etc.) is found sporadically throughout the site. Remains of a former beehive farming operation are located in the center of the site. Additionally, small concrete foundations are located in the western portion of the site near SR-79 that may have been associated with past water-related facilities. Currently, no paved roadways or utilities serve the project site.

PROJECT DESCRIPTION: As shown on Exhibit 3, *Conceptual Development Site Plan*, the project proposes to develop four industrial buildings and associated improvements within an approximately 385.60-acre area identified as the Development Site. The Development Site and an approximately 182.14-acre area to the south of the Development Site, identified as Construction Staging/Earthwork Balance Area, are proposed to be annexed into the City's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval; refer to Exhibit 2. The Construction Staging/Earthwork Balance Area is proposed solely for temporary construction staging and earthwork balance activities; no permanent development is proposed in this portion of the project site.

An approximately 4.27-acre segment of the project site to the east of the Development Site is proposed for water and recycled water utility improvements. The remaining approximately 57.26-acres of the project site involve transportation improvements along SR-79 and utility installation (water, wastewater, electrical) along California Avenue.

Table 1, *Proposed Development*, provides details regarding each proposed building's site area, building square footage, and provided parking stalls. As shown, the proposed development would include approximately 5,182,891 square feet of combined office and industrial building area. The proposed project includes all on-site and off-site improvements required by the City through conditions of approval, mitigation measures, and development agreement terms necessary for the construction and operation of the Beaumont Heights Business Centre Project, including off-site street and infrastructure improvements.

**Table 1
Proposed Development**

	Building 1	Building 2	Building 3	Building 4	Total
Site Area	2,652,605; 60.90	4,582,131; 105.19	4,201,279; 96.45	5,377,851; 123.46	16,813,866 SF; 385.99 ac
Building Area					
Office	12,000	17,500	17,500	17,000	64,000 SF
Warehouse	618,037	1,361,566	1,476,653	1,662,460	5,118,716 SF
<i>Total</i>	<i>630,037</i>	<i>1,379,066</i>	<i>1,494,153</i>	<i>1,679,460</i>	5,182,716 SF
Dock Doors	89	229	265	304	887 doors
Parking					
Auto	383	756	869	1,213	3,221 stalls
Trailer	111	301	347	410	1,169 stalls
Notes: SF = square feet; ac = acres					
¹ The total proposed buildout shown in this table (5,182,716 square feet) is slightly less than the maximum project buildout analyzed in the EIR (5,182,891 square feet) due to minor site plan design variations. The EIR analysis utilizes the more conservative buildout assumption.					

The project is being developed as a speculative industrial development with two tenant use options being considered in the Draft EIR technical analyses:

- Option A: Assumes 2,073,156 square feet of general warehousing and 3,109,735 square feet of high-cube fulfillment center (50/50 sort and non-sort), totaling 5,182,891 square feet; and
- Option B: Assumes 3,109,735 square feet of high-cube fulfillment center (50/50 sort and non-sort), 1,000,000 square feet of cold storage warehouse, and the remaining 1,073,156 square feet for general warehousing, totaling 5,182,891 square feet.

The project would construct on-site utility improvements, including water, wastewater, storm drain, and dry utilities, to accommodate operations of the proposed industrial development.

General Plan Amendment (PLAN2024-0026) and Annexation (PLAN2024-0028)

Currently, the project site is designated Rural Community – Estate Density Residential (RC-EDR) and Rural Mountainous (RM) under the *County of Riverside General Plan*. Additionally, the site is designated Urban Village, High Density Residential, Rural Residential 40, and Open Space under the *City of Beaumont General Plan* (Beaumont General Plan).

The project proposes a General Plan Amendment to amend the Beaumont General Plan to reflect annexation of the Annexation Area into the City and application of the Industrial (I) land use designation on the Development Site and maintain the City's underlying land use designations for the Construction Staging/Earthwork Balance Area (Rural Residential 40 and Open Space). Based on the Beaumont General Plan, the I land use designation is intended for a range of industrial uses, including “standalone” industrial activities, general and light industrial, research parks, private trade schools, colleges, and business parks. Other Beaumont General Plan elements would be amended as required to reflect the project.

Pre-Zone (PLAN2024-0027)

Based on the *Riverside County Map My County Map*, the project site is zoned W-2 (Controlled development areas). The City does not currently identify any zoning districts for the project site.

Prior to its annexation, the Development Site and Construction Staging/Earthwork Balance Area would be pre-zoned to allow for implementation of the proposed project. The Development Site would be pre-zoned Manufacturing (M). Per Beaumont Municipal Code Section 17.03.100, *Manufacturing Zone (M Zone)*, the M zone is intended to maintain existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.

The Construction Staging/Earthwork Balance Area would be pre-zoned Residential, Rural (RR) and Recreation/Conservation (RC). The RR and RC pre-zones would be consistent with the underlying City land use designations (i.e., Rural Residential 40 and Open Space, respectively).

Plot Plan (PP2024-0022) and Tentative Map (PM2024-0001)

Subdivisions are created by dividing a larger parcel of land into smaller, individual lots or parcels to allow the efficient use of land and facilitate the planned development of various uses. The project proposes a subdivision to subdivide the Development Site into five parcels and Lettered Lots A to F. Each of the four industrial buildings would encompass Parcels 1 through 4 and Parcel 5 would encompass a proposed City lift station. Lettered Lots A and B are private streets and Lettered Lots C through F are landscaping.

Development Agreement

A Development Agreement identifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of a property may proceed subject to the City's rules and regulations in effect at the time of project approval. A Development Agreement between the project applicant and the City is proposed to ensure proper development and conditions are met for both parties. The Development Agreement would be subject to review and approval by the City pursuant to the City's established Development Agreement process pursuant to City of Beaumont Resolution No. 1987-34 under Government Code Sections 65864 et seq.

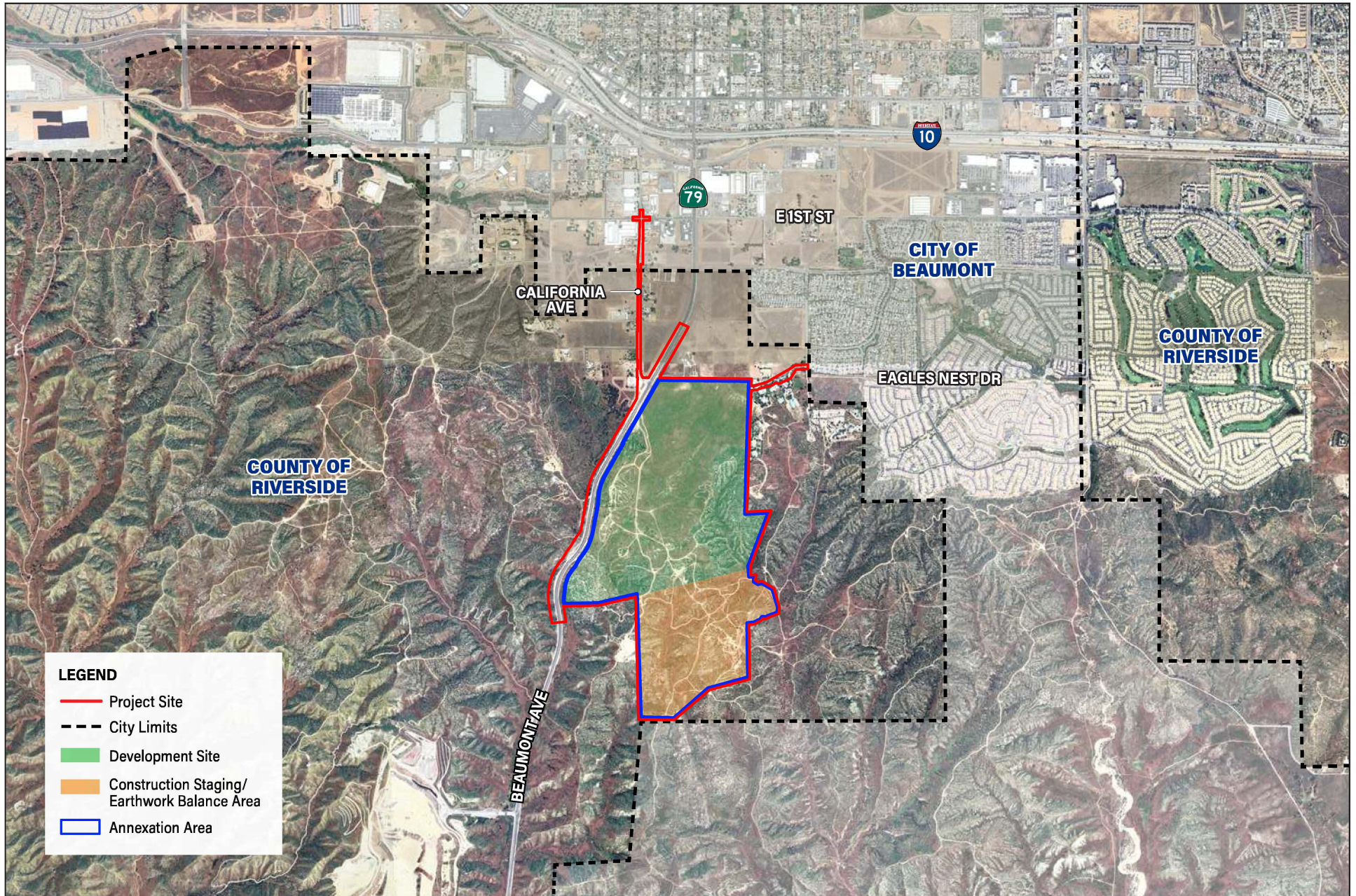
Western Riverside County Multiple Species Habitat Conservation Plan Minor Amendment

The project site is within the *Western Riverside County Multiple Species Habitat Conservation Plan* (MSHCP) The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3, and almost completely within MSHCP Criteria Cells. The project is subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process in coordination with the City of Beaumont and is subject to Joint Project Review (JPR) by the Western Riverside County Regional Conservation Authority (RCA) in order for the RCA to determine that the project would be consistent with the MSHCP. The RCA is currently reviewing the proposed project and associated biological resources technical reports to evaluate MSHCP consistency.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR evaluated the potential environmental impacts of the proposed project on aspects of the physical environment addressed under CEQA. The environmental topic areas include Land Use and Planning, Aesthetics/Light and Glare, Biological Resources, Tribal and Cultural Resources, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, Population and Housing, Public Services and Recreation, Utilities and Service Systems, Wildfire, Transportation, Air Quality, Greenhouse Gas Emissions, Energy, and Noise. The project site is not listed pursuant to Government Code Section 65962.

Based on the analysis conducted within the Draft EIR, the project would result in significant and unavoidable impacts related to transportation, air quality, greenhouse gas emissions, and noise. All other impacts considered within the Draft EIR were determined to result in no impact, a less than significant impact, or a less than significant impact with mitigation incorporated.

UPCOMING PUBLIC MEETINGS: Members of the public are invited to provide comments and input on the project. For additional information on the City's community outreach efforts and upcoming public meetings or hearings, please visit: <https://www.beaumontca.gov/1125/Planning-Projects>.



Source: Google Earth Pro, September 2025

