

NOTICE OF EXEMPTION

To: Riverside County Clerk
P.O. Box 751
Riverside, Ca 92502-0751

From: City of Beaumont
Planning Department
550 E. 6th Street
Beaumont, CA 92223

Project Title:

Plot Plan (PP2024-0059), Variances (V2024-0019 and V2025-0031), Sign Program (PLAN2024-0157) and Section 15183 CEQA Exemption

Project Location:

East of Interstate 10 (I-10) and south of Oak Valley Parkway (APNs 414-070-008, 414-080-001, -002, -003, -004, -005, -005, and 414-090-019), City of Beaumont, California

Description of Nature, Purpose, and Beneficiaries of Project: Request to construct a commercial center on a 28.95-acre vacant site comprised of multi-tenant buildings and commercial pad sites totaling approximately 279,941 square feet of retail and restaurant floor area located east of I-10 and south of Oak Valley Parkway within the Community Commercial (CC) zone.

Public Agency Approving Project:
City of Beaumont

Person Carrying Out Project:
Regency Centers LP - Oak Valley Village

Exempt Status (check one):

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

Categorical Exemption. Type and Section number:

Statutory Exemptions, Code number: Section 15183 (Projects Consistent with a Community Plan or Zoning)

General Rule Exemption, Code number: 15061(b)

Reasons why project is exempt:

The project is exempt under Statutory Exemption Section 15183 because the project will not result in environmental impacts that are peculiar to the project site not addressed in the 2020 General Plan Update (GPU) EIR; the project is consistent with the project site's adopted in 2020 General Plan Update of "GC-General Commercial (70% maximum buildout)" and there are no environmental effects associated with the proposed project that were not previously analyzed as significant effects by the GPU EIR; there are no potentially significant off-site or cumulatively considerable impacts of the proposed project that were not discussed in the GPU EIR; there is no substantial new information which was not known at the time the GPU EIR was certified that would result in a more severe environmental impact beyond the significant impacts previously identified in the GPU EIR; the GPU EIR was certified in conjunction with the City's adoption of the 2020 GPU, and the proposed project is consistent with the project site's existing 2020 GPU land use designation; all of the Standard Conditions of Approval (COAs) and Mitigation Measures (MMs) relied upon by the GPU EIR to reduce environmental effects and are applicable to the proposed project are feasible and would be implemented as part of the project.

CEQA Contact Person:
Melody Arechiga

Telephone:
(951) 769-8520 ext. 369

Signature 
Title Senior Planner

Date: May 29, 2025