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:
Ordinance and Development Agreement (PLAN2025-0177) 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: An ordinance authorizing a Development Agreement (DA) between the City of Beaumont and Beaumont Regency AVG, LLC for the development of a 279,941 square-foot commercial shopping center on a 28.95 acre site.

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:

_X__ 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 proposed project Standard Conditions of Approval (COAs) and certain Mitigation Measures (MMs) relied upon by the GPU EIR to reduce environmental effects and 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_____

Date: July 17, 2025

Title Senior Planner