

**LEGAL ADVERTISEMENT**

**NOTICE IS HEREBY GIVEN**, that the City Council of the City of Beaumont will conduct a special public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, March 19, 2024, at 550 East Sixth Street, Beaumont, California.

**BEAUMONT POINTE - ANNEXATION (PLAN2023-0931), PLAN OF SERVICES (PLAN2023-0932), PRE-ZONE (PLAN2019-0283), GENERAL PLAN AMENDMENT (PLAN2019-0284), SPECIFIC PLAN (SP2019-0003), DEVELOPMENT AGREEMENT (PLAN2023-0906), PURCHASE AND FIFTY-FIVE YEAR LEASE BACK AGREEMENT, TENTATIVE PARCEL MAP NO. 38161 (PM2022-0012), SIGN PROGRAM (PLAN2022-0856) AND ENVIRONMENTAL IMPACT REPORT (ENV2019-0008)**, Conduct a public hearing and recommendation to the City Council regarding a request to annex 541.2 acres of unincorporated Riverside County properties within the Sphere of Influence of the City of Beaumont into the City accompanied by a Plan of Services; a pre-zone to establish a specific plan zone; amend the General Plan land use designation from Rural Residential (1 acre lots) to Industrial (I), General Commercial (GC), and Open Space (OS); a Specific Plan to allow up to 4,995,000 square feet of industrial uses within five (5) buildings plus a 35,000 square foot self-storage building, up to 246,000 square feet of general commercial uses, a 125 room hotel (approximately 90,000 square feet), for a total of approximately 5,331,000 square feet, 124.7 acres of open space and 152.4 acres of open space conservation; a development agreement between the City of Beaumont and Beaumont Pointe Partners, LLC; a Vesting Tentative Parcel Map to subdivide the property as follows: 622.50 gross acres into 13 numbered lots with a range of 1.66 to 70.43 acres, 10 lettered lots with a range of 0.03 to 54.50 acres and one (1) 81.30 acre remainder parcel; a comprehensive sign program and the consideration of the Final Environmental Impact Report (FEIR) including the Draft Environmental Impact Report (DEIR) and Statement of Overriding Considerations for 539.9 acres located on the south side of the 60 Freeway, west of Jack Rabbit Trail and north of the proposed extension of 4 th Street. APN's: 422-060-002, -005, -009, -010, -016 through -018, -021, -022, 422-170-005, -007 through -011.

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011654056

**FILE NO. 0011654056**

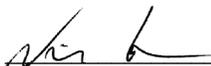
**PROOF OF PUBLICATION**

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/09/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: March 9, 2024.  
At: Riverside, California

  
\_\_\_\_\_  
Signature

The applicant for this project is **JRT BP 1, LLC**

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](http://BeaumontCa.gov/Livestream)

Christina Taylor  
Deputy City Manager  
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