

## **Notice of Waste Discharge Requirements (WDR) Application Reception**

**File Number:** 332025-03

**Project Name:** Beaumont Pointe Specific Plan

**Received:** 1/13/2025

**Date Posted:** 1/16/2025

**End of 21 Day Public Comment Period:** 2/06/2025

**Project City:** Unincorporated Community of Beaumont

**Project County:** Riverside

**Applicant Organization:** Beaumont Pointe Partners, LLC

**Applicant Name:** Michael Masterson

**Waterboard Staff:** TBA

### **Brief Description of Project:**

**Project Description:** To develop commercial, industrial, open space, and open space-conservation land uses over the approximate 539.9 Project site in the City of Beaumont Sphere of Influence in unincorporated Riverside County.

**Project Activities:** The Applicant proposes to develop 539.9 acres with recreational/entertainment commercial development comprising up to 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel (approximately 90,000 sf) and up to 4,995,000 sf of industrial and warehouse uses [Exhibit 6 – Site Plan Map]. The Project is anticipated to be developed in three phases with buildout projected by 2027. The Project site contains 277.12 acres of proposed open space, including 124.70 acres of “Project Maintained Open Space” consisting of open space to be managed by the Project, and 152.42 acres designated as “Conservation Land” that would be conserved as natural habitat to support Reserve Assembly as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Portions of the 124.70 acres in the Project Maintained Open Space will be impacted by remedial grading, improved with manufactured slopes, and/or used for wildfire fuel modification purposes. Disturbed areas within the Project Maintained Open Space will be replanted with native vegetation to the greatest extent possible and will serve as a buffer between the development footprint and the proposed conserved lands. The Project Applicant is also proposing to conserve 78.40 acres of land located adjacent to but outside of the Project site boundary for MSHCP Reserve Assembly. The Project site is comprised of the 539.9-acre Project impact footprint, 78.40 acres of offsite conservation, and 4.20 acres associated with a portion of the offsite Jack Rabbit Trail right-of-way. Altogether, a total of 230.82 acres is proposed for conservation. The Project would utilize an existing 16 culverts under SR-60 Freeway as the ultimate discharge locations for the Project site but the runoff from the proposed buildings, parking lots, and road improvements would be collected by a proposed drainage system. The most northwestern culvert under the SR-60 Freeway is an existing 54” corrugated metal pipe (CMP) and the most southeastern culvert is a double 48” CMP, adjacent

to the SR-60 Freeway at Jack Rabbit Trail. The proposed on-site drainage system will consist of catch basins, grated inlets, storm drainpipes with sizes varying from 18" to 48", four detention basins, and one bioretention basin. The drainage system routes the runoff from the proposed impervious surfaces to the four proposed stormwater treatment and mitigation basins. Each basin provides stormwater treatment and peak flow mitigation for each of their respective tributaries.