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In Reply Refer To:  
FWS/CDFW-WRIV-2023-0014131

November 9, 2022  
*Sent Electronically*

Christina Taylor, Planning Director  
City of Beaumont  
Planning Department  
550 E. 6<sup>th</sup> Street  
City of Beaumont, CA 92223

Subject: Revised Criteria Refinement 21-03-09-01 for the Beaumont Pointe Specific Plan, City of  
Beaumont, Riverside County

Dear Christina Taylor,

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (CDFW), hereafter referred to jointly as the Wildlife Agencies, received the revised Criteria Refinement 21-03-09-01 (Criteria Refinement) for the Beaumont Pointe Specific Plan (Project) from the City of Beaumont (City) via the Western Riverside County Regional Conservation Authority (RCA) on September 9, 2022. The revised Criteria Refinement was in response to the Wildlife Agencies comment letter dated May 12, 2022, and subsequent meeting with the Project team on May 19, 2022. The Wildlife Agencies offer the following comments on the Criteria Refinement Review Findings letter and provide general Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) recommendations and site-specific requests as the Project moves forward.

### **Project Description**

The MSHCP Implementation Agreement defines the Criteria Refinement Process as “the process through which changes to the Criteria may be made, where the refined Criteria result in the same or greater conservation value and acreage to the MSHCP Conservation Area”. The Criteria Refinement was prepared to accommodate the proposed Beaumont Pointe Specific Plan development, which would consist of 246 acres of industrial facilities and 30 acres of commercial facilities within a 405.2-acre site. The Project is located in Proposed Core 3, specifically, within Criteria Cells 933, 936, 1030, 1032, and 1125, of Subunit 1 (Potrero/Badlands) of The Pass Area Plan. The Criteria Refinement proposes the conservation of approximately 78 additional acres off-site within Criteria Cell 1125, a part of Cell Group A’, and outside but adjacent to, described Criteria Cells 1125 and 1222.

The proposed off-site conservation is adjacent to existing conservation and is generally suitable and appropriate to replace the area described for conservation that would be affected by the proposed Project. The Criteria Refinement Findings specify the portion of Criteria Cells proposed for development is in the City of Beaumont’s Sphere of Influence, in unincorporated Riverside County, and will be annexed by the City. The Project site directly abuts California State Route 60 to the north and Jackrabbit Trail to the east. Following discussions between the applicant and Wildlife Agencies, the western edge of the Project footprint was shifted to further avoid the north-to-south linkage associated with the State Route 60 (Figures 1 and 2) wildlife undercrossing recently established by Caltrans in coordination with the Wildlife Agencies.

## **Analysis**

The Wildlife Agencies appreciate the inclusion of the changes requested in our May 12, 2022, letter in the Revised Criteria Refinement. The shift in the proposed Project footprint and the Revised Criteria Refinement address our concerns and ensure the functionality of the wildlife corridor along the western edge of the proposed Project site. We concur with the RCA's Criteria Refinement Review Findings that the revised Project footprint and conservation configuration will result in greater and superior conservation. The revised Criteria Refinement will result in 1) additional conservation for a linkage area established by Caltrans in coordination with the Wildlife Agencies under State Route 60 that was previously not described, 2) a larger more contiguous conservation configuration within Proposed Core 3 (an increase of conservation from 206.89 acres to 230.82 acres), and 3) reduced edge effects along the easternly and southernly portions of Jack Rabbit Trail. Additionally, the Wildlife Agencies offer the following comments on the Criteria Refinement and provide general Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) recommendations and site-specific requests as the Project moves forward.

## **Requests and Clarifications**

### *Design Plans*

The revised footprint information was provided by the applicant via a Google Earth geospatial file format. We request final or more official Project design plans for our records and to ensure that the information provided in the Revised Criteria Refinement is consistent with information presented in any future Joint Project Review and/or a Determination of Biologically Equivalent or Superior Preservation analysis.

### *Lighting*

Additionally, to meet the conservation objectives set forth in Criteria Refinement Process (Section 6.5), Guidelines Pertaining to the Urban/Wildlands Interface (Section 6.1.4), and Conditionally Compatible Uses (Section 7.4.2) of the MSHCP, and reiterated in of the Criteria Refinement Review Findings, we request that the City condition the Project to require shielded, wildlife friendly lighting for all outdoor lighting. Wildlife friendly lighting consists of a shielded light source falling within the 700K to 2500K color temperature spectrum. Shielding of lighting fixtures (including bulbs) should result in zero backlight and uplight and limit glare (sidelight) from direct lighting to a 60-degree angle from bottom center, or less, under the Backlight, Uplight and Glare (BUG) classification system established by the Illuminating Engineering Society<sup>1</sup> (IES). Incorporation of these elements will minimize the direct and indirect effects to wildlife and the motoring public along SR-60 between dusk and dawn.

### *Annexation*

As previously stated in our May 12, 2022, letter, the MSHCP provides procedures for changes in permittee jurisdiction. Land annexations within the MSHCP Plan Area are to be documented with a Minor Amendment of the MSHCP (Sections 11.5 and 20.4.1(E) of the MSHCP Implementation Agreement and

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<sup>1</sup> [IES] Illuminating Engineering Society of North America. 2011. Luminaire Classification Systems for Outdoor Luminaires Technical Memoranda (TM) 15-11

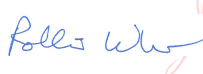
Section 6.10.2 of the MSHCP). The Minor Amendment process is provided to MSHCP Permittees for property annexations that 1) does not significantly differ from the terms of the MSHCP as originally adopted, 2) substantially conforms to the terms of the MSHCP as originally adopted, and 3) will not significantly reduce the ability to acquire the Additional Reserve Lands. The Wildlife Agencies agreed on January 22, 2008, to an expedited review process with a shortened 10-day review period from the original 60-day review period. Consequently, as required by MSHCP, the City will need to prepare and submit to the Wildlife Agencies a Minor Amendment request for any annexation associated with this Project. Please complete a Minor Amendment prior to the submission of a Joint Project Review or a Determination of Biologically Equivalent or Superior Preservation for the Project.

### **Conclusion**


After review of the RCA's Criteria Refinement Review Findings the Wildlife Agencies concur that the proposed Revised Criteria Refinement is superior or equivalent to conservation described within Proposed Core 3. We congratulate the City and their applicant on the accomplishment of Project goals while protecting and preserving the long-term investment in wildlife connectivity and the MSHCP Conservation Area.

We appreciate the opportunity to provide comments on this revised Criteria Refinement proposal and look forward to continuing to work with the City of Beaumont on this Project. If you have any questions or comments regarding this letter, please contact [James Thiede](#) of the Service or [Carly Beck](#) of the CDFW.

Sincerely,

 Digitally signed by  
ROLLAND WHITE  
Date: 2022.11.09  
14:24:18 -08'00'

Rollie White  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

DocuSigned by:  
  
84F92FFEEFD24C8...

Kimberly Freeburn  
Environmental Program Manager  
California Department of Fish and Wildlife

cc:

Tricia Campbell, Regional Conservation Authority  
Ken Baez, County of Riverside Planning Department

Figures: Revised Conservation Configuration and Design Change

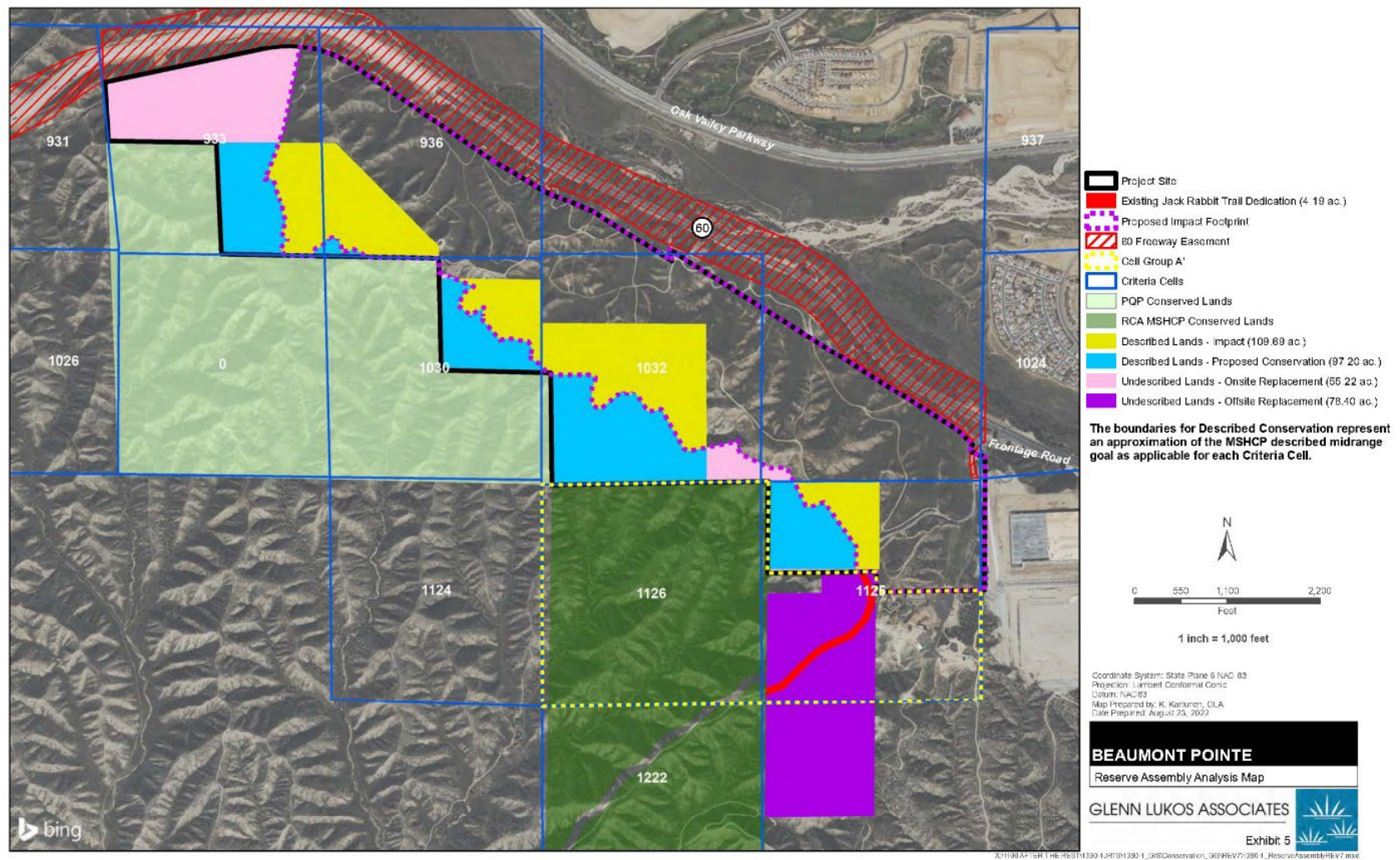


Figure 1. Revised Beaumont Pointe Specific Plan Criteria Refinement 21-03-09-01, Revised Conservation Configuration.





Figure 2: Revised Beaumont Pointe Specific Plan Criteria Refinement 21-03-09-01; Design change to ensure the encroachment on the north/south linkage area is avoided to fullest extent feasible.