

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE BEAUMONT POINTE PROJECT, INCLUDING THE BEAUMONT POINTE SPECIFIC PLAN, AND GENERAL PLAN AMENDMENT; PRE-ZONING AND ANNEXATION; ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the Beaumont Pointe project has been proposed to the City of Beaumont, including the Beaumont Pointe Specific Plan (the "BPSP"), General Plan Amendment, Parcel Map and Development Agreement and Final Environmental Impact Report; and

WHEREAS, the Project includes approximately four million nine hundred and ninety five (4,995,000) square feet of industrial and warehouse uses, two hundred and fifty one thousand (251,000) square feet of general commercial including a 125-room hotel, and one hundred and thirty six point five (136.5) acres of recreation and conservation land, and one hundred and ninety six point six (196.6) acres of conservation land on approximately six hundred and twenty two point five (622.5) acres; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Res. Code, §§ 21000 et seq.) ("CEQA"), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of the Project; and

WHEREAS, the City issued a Notice of Preparation ("NOP") of a Draft EIR on or about September 6, 2020 and circulated the NOP until October 6, 2020; and

WHEREAS, the City solicited comments from potential responsible agencies; and

WHEREAS, the City received written and verbal comments in response to the NOP, which assisted the City in narrowing the issues and alternatives for analysis in the Draft EIR; and

WHEREAS, on or about December 22, 2022, the City initiated a forty five (48) day public review period by filing a Notice of Completion and Availability with the State Office of Planning and Research and releasing the Draft EIR (the "Draft EIR") for public review and comment; and

WHEREAS, the City also provided a Notice of Completion and Availability to all organizations and individuals who had previously requested such notice, and published the Notice of Completion in a newspaper of general circulation in the Project area on or about December 22, 2022. The Notice of Completion was also mailed to all residents and property owners within three hundred (300)

feet of the Project. Copies of the original Draft EIR were provided to interested public agencies, organizations and individuals. Copies of the original Draft EIR were available at the City's Planning Department, on the City's website at: <https://www.beaumontca.gov/1143/Beaumont-Pointe-Specific-Plan>, and at the City's public library, and free copies were available to the public; and

WHEREAS, pursuant to State CEQA Guidelines section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others during the forty eight (48) day comment period; and

WHEREAS, the City Planning Commission held a public hearing on the Project on November 29, 2023 and continued the item to the January 10, 2024 Planning Commission agenda to consider the following entitlements: General Plan Amendment (PLAN2019-0284), Pre-Zoning the Property to specific plan (PLAN2019-0283); Beaumont Pointe Specific Plan (SP2019-0003); Beaumont Pointe Sign Program (PLAN2022-0856); (g) Vesting Tentative Parcel Map No. 38161 (PM2022-0014); Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan; and certification of Final Environmental Impact Report No. SCH No. 2020099007 ("FEIR"), (collectively the "Entitlements"); and

WHEREAS, the City Planning Commission held a continued public hearing on the Project and the Entitlements on January 10, 2024; and

WHEREAS, the City prepared the Final Revised EIR (the "FEIR") and, pursuant to Public Resources Code section 21092.5, the City provided copies of the FEIR to all commenting agencies and persons requesting copies of the responses; and

WHEREAS, the City supplemented the FEIR with a Supplemental CEQA Memorandum prepared by T&B Planning, Inc. dated March 4, 2024 to analyze certain recommendations of the Planning Commission which were incorporated into the Project.

WHEREAS, the City Council of the City of Beaumont (the "City Council"), at its regularly scheduled public meeting on March 19, 2024, held a public hearing on the Project and the Entitlements; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project and the Entitlements; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible Mitigation Measures necessary to avoid or substantially lessen the Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects while feasibly attaining most of the basic objectives of the Project in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution, in the Final EIR as supplemented and in the accompanying staff report, all of which are

incorporated herein by this reference are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, environmental impacts identified in the Final EIR which the City finds are less than significant and do not require mitigation are described in the FEIR, a copy of which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, environmental impacts are identified in the FEIR as potentially significant but which the City finds can be mitigated to a level of less than significant, through the imposition of feasible Mitigation Measures identified in the FEIR; and

WHEREAS, environmental impacts identified in the FEIR as potentially significant but which the City finds cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible Mitigation Measures are identified in the FEIR; and

WHEREAS, alternatives to the Project that might eliminate or reduce significant environmental impacts are described in the FEIR; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the FEIR, the Findings and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the FEIR and the Findings and Statement of Overriding Considerations reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the City or any additional information submitted to the City have produced substantial new information requiring recirculation or additional environmental review under State CEQA Guidelines section 15088.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT DOES RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council hereby Certifies the FEIR as supplemented by the Supplemental CEQA Memorandum prepared by T&B Planning, Inc. dated March 4, 2024 and adopts the Finding of Facts and Statement of Overriding Considerations and Mitigation and Monitoring Report for the Project as contained in Exhibit "A" attached hereto and which is incorporated herein by this reference.

SECTION 2. The City Council hereby makes the following findings and adopts the General Plan Amendment, pre-zoning to specific plan. The Beaumont Pointe Specific Plan and the Sign Program , and Vesting Tentative Parcel Map No. 38161, copies of which are attached hereto as Exhibit "B" and incorporated herein by this reference.

1. The proposed amendment is in the public interest, and there will be a community benefit resulting from the amendment: The proposed amendment serves the public interest and provides a community benefit by (i) allowing for economic diversification of the City; and (ii) providing an opportunity for additional jobs, goods and services not currently available to the city's residents.
2. The proposed amendment is consistent with the other goals, policies, and objectives of the General Plan: (i) a plan of services has been prepared for the General Plan Amendment and provides operation and maintenance of community activities and events, public safety, transit, maintenance of public works, sanitary sewers and trash collections to insure that adequate public services and facilities are provided in a timely manner for the Subject Site; (ii) it will provide a mix of jobs and services opportunities to the City's labor force and residents; (iii) it will accommodate travel demand with traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding land uses and is consistent with the existing industrial character of the area.
3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations: (i) it provides for the design and development of a quality development project with long-term value; (ii) provides for diversification of the city's economy by establishing a variety of commercial and industrial uses; (iii) will assist with the development of a circulation system that serves the needs of the City through traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding land uses, consistent with the existing industrial character of the area.
4. In the event that the proposed amendment is a change to the land use policy map, the amendment will not adversely affect surrounding properties: The amendment provides for orderly expansion of the City boundary as the subject site is located within the City's sphere of influence.

Zone Change/Pre-Zone & Annexation (Specific Plan)

1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan: (i) a plan of services has been prepared for the General Plan Amendment and provides operation and maintenance of community activities and events, public safety, transit, maintenance of public works, sanitary sewers and trash collections to insure that adequate public services and facilities are provided in a timely manner for the Subject Site; (ii) it will provide a mix of jobs and services opportunities to the City's labor force and residents; (iii) it will accommodate travel demand with traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding land uses and is consistent with the existing industrial character of the area.
2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties: : (i) it provides for the design and development of a quality development project with long-term value; (ii) provides for diversification of the city's economy by establishing a variety of commercial and industrial uses; (iii) will assist with the development of a circulation system that serves the needs of the City through traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding land uses, consistent with the existing industrial character of the area
3. That the proposed change of zone or zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of this Zoning Ordinance: The proposed amendment serves the public interest and provides a community benefit by (i) allowing for economic diversification of the City; and (ii) providing an opportunity for additional jobs, goods and services not currently available to the city's residents; and (iii) allows for orderly expansion and development of the City through infrastructure improvements consistent with the adopted General Plan Circulation Element.

Section 3. That the City Council hereby approves the annexation of the Property into the City of Beaumont and recommends approval thereof to Local Agency Formation Commission for the County of Riverside.

SECTION 4. That the City Council hereby adopts the Letter of Intent for the sale and leaseback of the commercial parcel within the Project attached hereto as Exhibit “D” and made a part hereof by this reference.

SECTION 5. That this Resolution shall take effect immediately upon adoption by the City Council.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Beaumont, California, held on the 19th day of March, 2024, by the following roll call vote

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF BEAUMONT CITY COUNCIL

David Fenn, Mayor

ATTEST:

Nicole Wheelwright, City Clerk