



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: November 15, 2022
SUBJECT: Public Hearing and Consideration of Amendment No. 2 to the Development Agreement for Beaumont Crossroads II (Hidden Canyon Specific Plan)

Description Partial assignment of an amended and restated development agreement by and between the City of Beaumont, MPLD II Inland Empire, LLC, MPLD Inland Empire ULC, LLC and MPLD Inland Empire KRB, LLC.

Background and Analysis:

The subject site, known as the Hidden Canyon Specific Plan, is located along the south side of State Route 60 in the westerly-most area of the City of Beaumont.



The site has been subject to other various entitlement activities in the past, as follows:

Beaumont Gateway Specific Plan

When owned by the Lockheed Corporation, the site received Specific Plan and tentative tract approval in 1995 for 573 dwelling units, with a minimum lot size of 5,000 square feet. Due to economic and market considerations at that time, the project never moved forward with development.

Wyle Laboratories Test Facility

Wyle Laboratories subsequently acquired the site and received City approval in 2001 for a zone change and General Plan Amendment for an industrial designation, and a conditional use permit for operation of a small industrial testing facility on the site.

Hidden Canyon Specific Plan (2005)

CRV-SC Beaumont Partners, LP received City approval in 2005 for the entitlement for a maximum of 426 residential lots, 19.5 acres of parks and open space, and a 4.8 acre commercial site.

Hidden Canyon Industrial Specific Plan (2012)

Amendment to the Specific Plan changing the land use designations from Residential to Industrial and providing for up to 2.89 million square feet of industrial floor space. This is the currently entitled status for this site.

Plot Plan Approval

11-PP-04 Plot Plan was approved by the Planning Commission on February 14, 2012 which is now expired. 16-PP-02 Plot Plan was re-approved by the City Council on September 6, 2016 which is now expired. Plot Plan PP2018-0134 is the current entitlement, approved by the Planning Commission on November 13, 2018 and was extended by the Planning Commission until November 13, 2020. The development agreement approved in December 2020, extended this entitlement until November 13, 2027.

The approved Specific Plan, EIR Addendum, and 2012 staff report are available for review on the City's Transparency Portal website within Community Development/Specific Plans.

The original development agreement had two main items:

- The Extension of the entitlements for Plot Plan 2018-0134 for a period of seven (7) years from the current expiration date. Under the proposed development agreement, the expiration date would be November 13, 2027.
- The allowance of assignment or transfer of the development agreement.

The first amendment to the development agreement addressed the following:

- Establishing a maximum allowable sewer flow.

At the time, an end user for the development had not been disclosed. Based on current sewer infrastructure, the sewer treatment plant expansion and proposed improvements in the area surrounding the development, establishing a maximum sewer flow was

necessary to ensure the integrity of the City's system and to ensure capacity is available to serve an occupant. If an occupant for the development will require more capacity than the proposed cap allows, a reassessment will be necessary and mitigation for any identified impacts will be required.

The second amendment to the development agreement proposes to convey two parcels in the development as follows:

Parcel 1 of Parcel Map 36426 (APNs 424-010-011 and 016) ULC Property to MPLD Inland Empire ULC, LLC.

Parcel 2 of Parcel Map 36426 (APN 424-010-012) KRB Property to MPLD Inland Empire KRB, LLC.

All rights and responsibilities of the development agreement relative to these properties are conveyed with these assignments.

A site plan of the project identifying parcels 1 and 2 is included as Attachment C to this staff report.

Environmental Documentation:

An Environmental Impact Report (EIR) was prepared and certified in 1995 for the Beaumont Gateway Specific Plan, and the later Hidden Canyon Addendums in both 2005 and 2012, assessing the environmental impacts of the project and subsequent implementation steps, including subdivision of the site, for the same project. The EIR and the findings made by the City Council remain valid. This development agreement amendment is not subject to CEQA, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. 14 CCR Section 15061(b)(3).

Findings:

The guidelines for development agreements are established in City of Beaumont Resolution No. 1987-34. This resolution requires City Council to make the following findings:

1. The proposed agreement is consistent with the objectives, policies, general land use and programs specified in the General Plan;

The proposed amendment to the development agreement is consistent with the General Plan and its goals, objectives and policies. Specifically, approval of this amendment will help facilitate a development which is an avenue for new employment, improvements to infrastructure and circulation.

2. The proposed agreement facilitates land uses which are compatible with the uses authorized in, and the regulations prescribed for, the land use districts in which the real property is located;

The proposed development agreement amendment has no impact on zoning or land use on the property or in the surrounding area. There are no proposed changes to the zoning, land use or project approvals as a result of this amendment.

3. The proposed agreement is in conformity with public convenience, general welfare and good land use practice;

The development agreement amendment has no impact on land use or compatibility with the surrounding area. Assignment of this development agreement will have no impact on the general welfare of the City and will ensure good land use practice continues at the site.

4. The proposed agreement will not be detrimental to the health, safety and general welfare;

Approval of the amendment to the development agreement will have no impact on the health, safety or welfare of the City, the surrounding area or its residents. The amendment to this agreement, through the imposition of conditions, will not have a detrimental effect on the health, safety or general welfare of the City or its residents.

5. The proposed agreement will not adversely affect the orderly development of property or the preservation of property values;

Approval of this development agreement amendment will help to continue facilitating orderly development. Approval of this agreement amendment will not have a negative effect on preservation of property rights and is agreed to by both the City and the property owner.

There are no unusual or changed circumstances at this site that would affect the entitlements or consideration of amendment to the development agreement. All of the required findings can be made in a positive manner.

Fiscal Impact:

Cost of staff time and legal review for preparation of this report is covered by the development agreement amendment deposit on file in the amount of \$3,521.16.

Recommended Action:

Hold a Public Hearing; and

Waive the first full reading and approve by title only, "An Ordinance of the City Council of the City of Beaumont, California, Approving an Amended and Restated Development Agreement by and between the City of Beaumont, MPLDII Inland Empire, LLC and MPLD Inland Empire ULC, LLC and MPLD Inland Empire KRB, LLC."

Attachments:

- A. Ordinance
- B. Site Plan
- C. Development Agreement ULC
- D. Development Agreement KRB