



Staff Report

TO: Planning Commissioners
FROM: Gustavo J. Romo, Deputy City Manager
Melody Arechiga, Senior Planner
DATE May 14, 2025
SUBJECT: PLAN2025-0204 Public Hearing to Consider a Resolution Repealing the Noble Creek Vistas Specific Plan
APPLICANT: City of Beaumont

Description Resolution to repeal the Noble Creek Vistas Specific Plan.

Background and Analysis:

On April 9, 2025, the Planning Commission opened the public hearing and continued the public hearing without discussion to the May 14, 2025, Planning Commission Meeting.

On or about February 15, 2005, the Beaumont City Council passed Resolution 2005-11 certifying the Noble Creek Vistas Specific Plan ("NCVSP") Environmental Impact Report (EIR) No. 01-1 and approving NCVSP Specific Plan No. 01-1 (Refer to Attachment B).

On March 17, 2005, an action was filed challenging the City's certification of the EIR entitled Cherry Valley Pass Acres and Neighbors v. City of Beaumont (no. RIC 427282) ("Action"), which was settled in its entirety pursuant to a Settlement Agreement and Final Stipulated Judgement approved by the court on May 31, 2006 ("Settlement Agreement") (Refer to Attachment D).

NCVSP was republished and/or approved as of October of 2006 and was amended in or about June of 2014 (Refer to Attachment C).

Certain land consisting of approximately 41.26 acres in Planning Area 2 within the NCVSP has been acquired by the San Geronio Pass Water Agency for recharge ponds, which was not originally contemplated by the NCVSP. The City plans to acquire 29.33 acres within the NCVSP for the purpose of constructing a police station. Due to the changed circumstances, the NCVSP is no longer feasible for the development of the land within its boundaries.

Beaumont Municipal Code Section 17.03.140 provides that the adoption and amendment of specific plans are subject to Section 17.03.140 and Section 65450 et seq. of the California Government Code. Government Code Section 65453 provides that a specific plan shall be prepared, adopted, and amended (including repealing) in the same manner as a general plan, except that a specific plan may be adopted by ordinance or resolution as often as deemed necessary by the City Council.

Prior to adopting or amending a general plan or specific plan, the City Council shall hold at least one public hearing, notice of which shall be given pursuant to Government Code Section 65090.

Environmental Findings

The repeal of the Specific Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the proposed action will not have any effect or any substantial effect on the environment. The proposed repeal returns the development standards that previously existed prior to the adoption of NCVSP as amended. No new changes to the development standards in these areas would be made. The return of these standards to those previously existing or thereafter amended will not have an environmental impact.

Consistency with Adopted Goals, Plans and Programs:

Strategic Plan

The proposed recommendation is consistent with Strategic Plan Priority Level 2 Target 2 Goal 6, to expand the police station. The City has completed the land acquisition for the new police station, which is an identified action in the 2023 City's Strategic Plan.

Public Communications Received:

A 20-day public notice was placed in the Press Enterprise on March 20, 2025, and property owners located within a 300-foot radius of the project site were notified of the public hearing on April 22, 2025. As of the preparation of this report, the Planning Division has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Planning Commission at the time of the public hearing. Proof of publication is included as Attachment E to this staff report.

Planning Commission Authority:

The Beaumont Municipal Code Section 17.02.080.E authorizes the Planning Commission to recommend to the City Council approval, approval with modifications, or denial of the proposed application. The Commission's recommendation shall be transmitted to the City Clerk for scheduling the matter for consideration by the City Council.

Findings – The City Council shall be required to make the following findings of fact before approving a change of zone or zoning ordinance text amendment:

1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan.

The subject property is no longer physically suitable for the land use designation(s) and the anticipated land use development(s) identified in the NCVSP.

2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties.

The NCVSP is now outdated and no longer feasible for development. Repeal of the NCVSP will not adversely affect surrounding properties in that it will return to its previous state, which previously compatible with the existing and proposed development in the surrounding neighborhood.

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 the zoning ordinance.

As stated in finding No. 2, the NCVSP is now outdated and no longer feasible for development. Repeal of the NCVSP will not affect the public interest, health, safety, convenience, or welfare of the City.

Recommended Action:

Hold a Public Hearing; and

Waive the full reading and adopt by title only, "A Resolution of the Planning Commission of the City of Beaumont Recommending repeal of the Noble Creek Vistas Specific Plan (PLAN2025-0204)".

Attachments:

- A. Draft Planning Commission Resolution 2025-XX recommending the repeal of the Noble Creek Vistas Specific Plan
- B. Resolution 2005-11 certifying the Noble Creek Vistas Specific Plan EIR No. 01-1 and approving Specific Plan No. 01-1, the Noble Creek Vistas Specific Plan
- C. Noble Creek Vistas Specific Plan as of June 2014
- D. Noble Creek Vistas Specific Plan, Consolidated Environmental Impact Report, Technical Appendices, May 2004
- E. Settlement Agreement
- F. Proof of Publication