



Staff Report

TO: City Council

FROM: Steven Jones, Community Development Director
Melody Arechiga, Senior Planner

DATE June 17, 2025

SUBJECT: PLAN 2025-0204 Public Hearing to Consider a Resolution Repealing the Noble Creek Vistas Specific Plan

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 it without discussion to the May 14, 2025, Planning Commission meeting. On May 14, 2025, the Planning Commission was presented with the staff report, heard testimony, and adopted Resolution No. 2025-01 recommending that the City Council repeal the Noble Creek Vistas Specific Plan.

During the public hearing, a written public comment received the day before from a property owner was distributed to the Commission. The property owner was not opposed to the repeal of the Noble Creek Vistas Specific Plan; however, he expressed concerns regarding the effect of the repeal on the certified Environmental Impact Report (EIR) before a decision is made. Staff clarified that the repeal of the Specific Plan would not affect the certification of the EIR and that the EIR would remain in effect, including the mitigation measures identified as part of an existing Settlement Agreement. The written public comment is included as Attachment G.

On 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 has acquired 29.33 acres within the NCVSP for the purpose of constructing a police station, as well as quality of life projects yet to be determined. Due to the changed circumstances, the NCVSP is no longer needed 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 Target 2 Goal 2 – *Initiate and advance the Preliminary Design Phase of the new Police Station to support future public safety needs and operational efficiency.*

Public Communications Received:

A 10-day public notice was placed in the Press Enterprise on May 30, 2025, and property owners located within a 300-foot radius of the project site were notified of the public hearing on June 5, 2025. As of the preparation of this report, the Planning Division has not received any letters of comment from the public in favor of or in opposition to the project. Any comments received prior to the time of the scheduled City Council meeting will be provided to the City Council at the time of the public hearing. Proof of publication is included as Attachment H to this staff report.

Specific Plan Findings

The Noble Creek Vistas Specific Plan would not be in the best interests of and would be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The property that is subject to the Noble Creek Vistas Specific Plan is no longer suitable for the land use designation(s) and the anticipated land use development(s).

The Noble Creek Vistas Specific Plan will not ensure the development of desirable character that will be compatible with existing and proposed development in the surrounding neighborhood.

The Noble Creek Vistas Specific Plan is outdated due to changed circumstances and is no longer needed for any proposed development.

Fiscal Impact:

The cost to prepare this staff report is estimated at \$550.

Recommended Action:

Hold a Public Hearing; and

Waive the full reading and adopt by title only "A Resolution of the City Council of the City of Beaumont Repealing the Noble Creek Vistas Specific Plan"; and

Direct Staff to prepare a Notice of Exemption and file with the Riverside County Clerk Recorder and the State Clearinghouse.

Attachments:

- A. Draft City Council Resolution repealing 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. Planning Commission Resolution No. 2025-01
- G. Planning Commission Public Comment
- H. Proof of Publication
- I. Radius Map and Labels