

PLANNING COMMISSION RESOLUTION
PC2025-01
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BEAUMONT RECOMMENDING REPEAL OF THE NOBLE CREEK VISTAS
SPECIFIC PLAN (PLAN 2025-0204)

WHEREAS, on or about February 15, 2005, the Beaumont City Council passed Resolution 2005-11 certifying the Noble Creek Vistas Specific Plan ("NCVSP") EIR No. 01-1 and approving NCVSP Specific Plan No. 01-1;

WHEREAS, 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");

WHEREAS, NCVSP was republished and/or approved as of October of 2006; and

WHEREAS, NCVSP was amended in or about June of 2014; and

WHEREAS, 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; and

WHEREAS, Government Code Section 65453 provides that a specific plan shall be prepared, adopted, and amended (including repeal) 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;

WHEREAS, on April 9, 2025, the Planning Commission opened a noticed public hearing regarding the repeal of the NCVSP and continued the public hearing without discussion to the May 14, 2025, Planning Commission meeting.

WHEREAS After duly conducting the hearing on May 14, 2025, the Commission adopted this resolution recommending to the City Council its repeal of the NCVSP.

WHEREAS, 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.

WHEREAS, 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, not originally contemplated by the NCVSP;

WHEREAS, the City acquired 29.33 acres within the NCVSP for the purpose of entitling and building constructing a police station;

WHEREAS, because of the changed circumstances and other reasons the NCVSP is no longer feasible for the development of the land within its boundaries;

WHEREAS, the NCVSP should be repealed for the reasons stated in the foregoing Recitals and for other reasons contained in the record;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Beaumont as follows:

Section 1. Recitals

The above recitals are hereby incorporated herein by this reference.

Section 2. Administrative Record.

The Planning Commission has considered all of the evidence submitted into the administrative record for the recommendations listed in this Resolution, including but not limited to, the following:

- (a) Beaumont, California – Code of Ordinances and Beaumont General Plan;
- (b) The Noble Creek Vistas Specific Plan (“NCVSP”), and documents associated therewith, and Exhibit “A” thereto (Maps of the Specific Plan pg 8-10, 14-15 of SP) as well as the amendment dated June of 2014;
- (c) All environmental documents, including but not limited to, the Environmental Impact Report (“EIR”), public comments in response to the EIR, and final EIR;
- (d) Settlement Agreement;
- (e) Staff Report;
- (f) Staff presentation at the public hearing conducted at the Planning Commission meeting;
- (g) Testimony and/or comments from interested parties submitted to the City in both written and oral form at, or prior to, the public hearing conducted at the Planning Commission meeting;
- (h) Public comments, both written and oral, received and/or submitted at, or prior to, the public hearing conducted at the Planning Commission meeting.
- (i) All other documents in the possession of the City and relevant to this Resolution.

Section 3. Environmental Findings.

Further, 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 were previously existing 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.

Section 4. Findings for Specific Plan.

The Planning Commission has considered all of the evidence submitted into the administrative record for the proposed repeal of the Noble Creek Vistas Specific Plan and in accordance with 17.03.140 of the Beaumont, California – Code of Ordinances, bases its recommendation of repeal of the NCVSP on the following findings.

- (a) 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;
- (b) 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 was previously compatible with the surrounding neighborhood;
- (c) Repeal of the NCVSP will not affect the public interest, health, safety, convenience, or welfare of the City.

Section 5. Repeal of Specific Plan

The Planning Commission recommends that the City Council repeal the Noble Creek Vistas Specific Plan.

Section 6. Severability

That if any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 7. Effective Date

That this Resolution shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Beaumont, California, held on the 14th day of May 2025, by the following roll call vote:

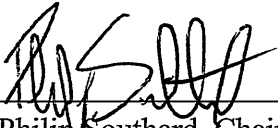
AYES: Koblin, Cueva, Smith, Southard

NOES:

ABSTAIN:

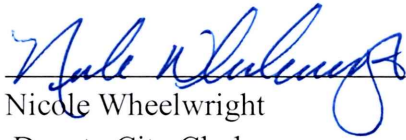
ABSENT: Cooley

By:


Philip Southard, Chair
City of Beaumont

ATTEST:

By:



Nicole Wheelwright
Deputy City Clerk