

Nobel Creek Meadows, LLC
9595 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90212

May 13, 2025

CITY OF BEAUMONT

550 East Sixth Street

Beaumont, CA 92223

Attention: Melody Arechiga, Senior Planner

Sent Via Electronic Mail

**Subject: PLAN2025-0204 to Consider Repeal of the Noble Creek Vistas Specific Plan
May 14, 2025 Planning Commission Item C.2**

Honorable Planning Commissioners:

On behalf of the property owners, Nobel Creek Meadows, LLC. Project Dimensions, Inc. has been retained to represent the owners in matters related to the planning, entitlement and development of the property (APN 400-250-008). As you may know, this vacant 94-acre parcel is currently designated as Residential and Open Space Planning Areas 7, 8, 9A/B and 11 in the Noble Creek Vistas Specific Plan (NCVSP). This ownership is also the only component of the Specific Plan that was processed as a residential development project, making substantial progress to obtain subdivision map approval as well as the required development permits before the previous developer allowed some of these approvals to expire.

Project Dimensions started working with Carole Kendrick on preparation of a revised development concept for the property in early 2024, followed with a Pre-Application Review submittal in September 2024. The plan proposal included mixed residential products between 570 and 630 units that largely preserved many of the project development features (Street Improvement Plans for Beaumont Avenue, Cougar Way and Mountain View Avenue; Extension of Noble Creek Parkway and Cougar Way; Noble Creek Collector Gravity Sewer; Noble Creek Channel Protection Plan, etc.) for TTM No. 29267. The plan also included numerous open space and recreational amenities.

Since the October 24, 2024 DRC Meeting (Plan2024-0110) and receipt of the City's Preliminary Review Findings, the applicant's design and technical team has made substantial progress to prepare a formal application [as requested by the City] that includes the following components:

1. Draft Tentative "A" Tract Map
2. Conceptual Grading and Utility Plans
3. Preliminary Hydrology Study
4. Preliminary WQMP
5. Preliminary Geotechnical Evaluation
6. Technical Site Plan (provided as an attachment for your reference)
7. New Draft Noble Creek Specific Plan (including landscape and architectural details)

In addition, throughout our discussions with Carole Kendrick, the applicant's team was encouraged to be proactive in the preparation of all required CEQA documentation and resource agency approvals [Pre-Application included a Project CEQA Approach description]. As discussed in the CEQA approach, our consultant, EPD Solutions, Inc. has made the recommendation to prepare a Subsequent EIR for the current project proposal. This approach allows the tiering of relevant

information from the Noble Creek Vistas Specific Plan Consolidated EIR that has also been incorporated into the City's General Plan, Zoning and subsequently processed jurisdictional permitting, in addition to resource agency mitigation clearances.

More specifically, the previous applicant had, or was in the process of obtaining clearances for:

- Streambed Alteration Agreement 1600-2017-0076-R6 from the California Department of Fish and Wildlife
- A Determination of Biologically Equivalent or Superior Preservation Report (DBESP)
- Burrowing Owl Protection and Relocation Plan from CDFW and USFWS
- A Habitat Mitigation and Monitoring Plan for the Noble Creek Meadows Mitigation Site
- Securing final mitigation clearances for project-related impacts to Los Angeles Pocket Mouse through the purchase of 30.6-acres of designated habitat from the Western Riverside County Regional Conservation Authority for \$151,530.89 (payment made on 6/10/2020).

In reliance on direction provided by the City, EPD Solutions, Inc. has made substantial progress to complete an Administrative Draft EIR for the project. In support of the Subsequent EIR and the previously mentioned Tentative Tract Map studies, the applicant's technical team has produced:

- General Biological Assessment for Assessor's Parcel Number 400-250-008
- Aquatic Resource Delineation Report
- Wastewater Hydraulic Modeling Study
- ASTM Phase I Environmental Site Assessment
- Phase I Cultural Resources Survey
- Paleontological Resources Assessment

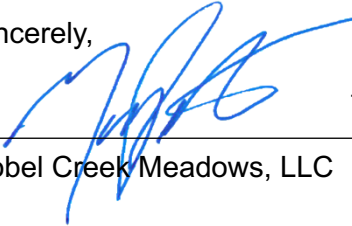
Additionally, to support the implementation of Tract Map No. 29267, numerous dedications have been made by the property owners to facilitate the implementation of public streets and other circulation and infrastructure improvements as described previously. Dedication of the Noble Creek stream course abutting the property to the City has also been made. Easements have also been recorded throughout the property providing access and conveyance of surface water flows over the property to the City and various other utility providers. All of these existing encumbrances intended to support development of the property in accordance with the adopted NCVSP.

Last of all, the City of Beaumont's RHNA requirement assesses a total allocation of 4,210 units for the October 2021 to October 2029 planning period. The City Housing Element currently allocates 274 units to the NCVSP in the Above-Moderate-Income category. The current proposed 586-unit project would supplement local housing production by providing an additional 312-unit mix of homes and price points to further meet City and regional housing needs. This variety is specifically intended to accommodate a range of income levels and family lifestyles (market based) that will be located immediately adjacent to both established and proposed recreation, commercial and all grade levels of school facilities.

In closing, thank you in advance for your consideration of the above noted points. Given the substantial investment of time and funds to prepare a formal Project Application for City's consideration, we would respectfully request that the Planning Commission give consideration to a recommendation to the City Council for postponement of any final decision related to the repeal of the Noble Creek Vistas Specific Plan until such time that it can be determined that our project

proposal will not be adversely affected by the City's proposed action. We would also like to apologize for not being able to attend the hearing in person due to our receiving notice of this hearing only recently. In the future, it would be appreciated if Project Dimensions, Inc. could be added to the City's Interested Parties List for the above referenced property so that we can be involved in any future dialog regarding the planning of this area.

Sincerely,

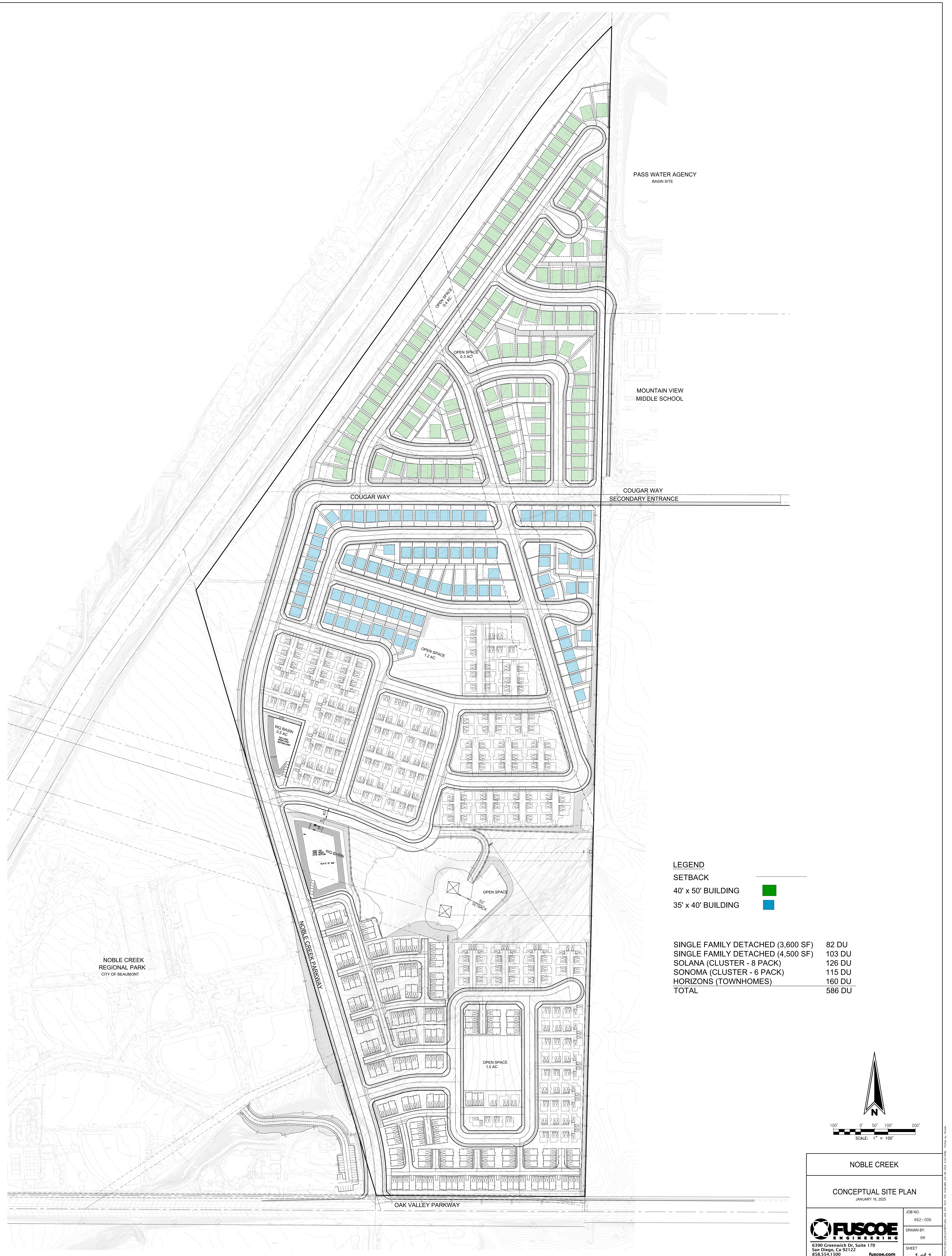


for

Nobel Creek Meadows, LLC

Copies: City of Beaumont Planning Commissioners
Gustavo J. Romo, Deputy City Manager
Greg Scott, Managing Partner, Nobel Creek Meadows, LLC

Attachment: Noble Creek Technical Site Plan Exhibit



PASS WATER AGENCY
BASIN SITE

MOUNTAIN VIEW
MIDDLE SCHOOL

COUGAR WAY
SECONDARY ENTRANCE

COUGAR WAY

NOBLE CREEK PARKWAY

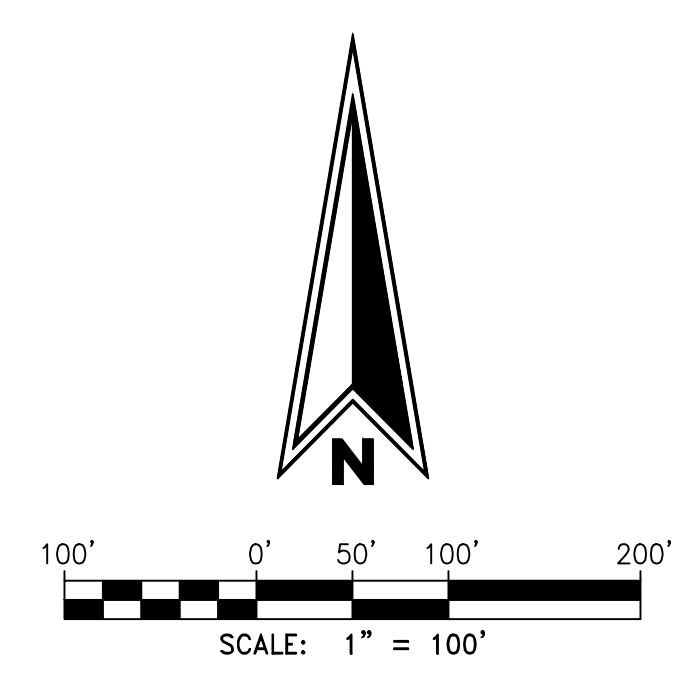
OAK VALLEY PARKWAY

NOBLE CREEK
REGIONAL PARK
CITY OF BEAUMONT

LEGEND

- SETBACK
- 40' x 50' BUILDING
- 35' x 40' BUILDING

SINGLE FAMILY DETACHED (3,600 SF)	82 DU
SINGLE FAMILY DETACHED (4,500 SF)	103 DU
SOLANA (CLUSTER - 8 PACK)	126 DU
SONOMA (CLUSTER - 6 PACK)	115 DU
HORIZONS (TOWNHOMES)	160 DU
TOTAL	586 DU



NOBLE CREEK	
CONCEPTUAL SITE PLAN JANUARY 18, 2025	
6390 Greenwich Dr, Suite 170 San Diego, Ca 92122 858.554.1500	JOB NO. 662-006 DRAWN BY: RR SHEET 1 of 1