



## Staff Report

**TO:** City Council  
**FROM:** Steven D. Jones, Community Development Director  
**DATE:** September 2, 2025  
**SUBJECT:** Initiating Potential Annexation Proceedings for 78.48 Acres Along Cherry Valley Boulevard Within Unincorporated Riverside County Into the City of Beaumont

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**Description:** Consider a resolution required by the Riverside County Local Agency Formation Commission (LAFCO) to apply for a City-led annexation of a 78.48-acre area to expand Beaumont's jurisdictional boundaries.

### **Background and Analysis:**

City staff has been directed to pursue a City-lead annexation encompassing approximately 78.48 acres across nine (9) parcels (Table 1), which are currently developed with a truck repair facility alongside largely undeveloped land. A resolution is required by LAFCO to formally submit the annexation application. The annexation would allow for consistent land use regulation, improved municipal services, and integration into the City's long-term planning and infrastructure strategies.

The site is situated along Cherry Valley Boulevard, a two-lane east-west roadway identified in the City of Beaumont's (City) General Plan Circulation Element as a Major Highway. Major highways function as primary travel corridors, providing regional mobility and accommodating high traffic volumes.

Much of the site remains unimproved and is covered with native grasses, weeds, trees, and other vegetation. South of Cherry Valley Boulevard, the site consists primarily of vacant land, except for the Bonafide Truck and Equipment Repair facility on the western portion of the property, fallow agricultural land, and a static billboard and wireless communication facility located adjacent to the Interstate 10 (I-10) Freeway. To the north, the project area borders the City of Calimesa, unincorporated Riverside County, and newly constructed warehouse facilities in the Industrial Park Zone. The Sunny Cal Specific Plan lies to the east within the City of Beaumont.

Table 1. Parcel Description				
	APN	STREET	JURISDICTION	RIVERSIDE COUNTY ASSESSED USE
1.	407230004	No address	County	Vacant Commercial Land
2.	407230006	No address	County	Vacant Commercial Land
3.	407230011	No address	County	Agricultural Land - Transitional
4.	407230016	No address	County	Vacant Commercial Land
5.	407230017	36015 CHERRY VALLEY BLVD	County	Vacant Commercial Land
6.	407230018	No address	County	Vacant Commercial Land
7.	407230020	No address	County	Vacant Residential Land - Other
8.	407230029	36271 CHERRY VALLEY BLVD	County	Agricultural Land with SFR
9	407230030	36233 CHERRY VALLEY BLVD	County	Service Station w/C-Store

## **Annexation Overview**

Under the California Government Code and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, annexation proposals must include preparation of a Plan of Services and environmental review prior to consideration by LAFCO. Annexation of the proposed area would:

- Advance the City's General Plan policies supporting logical, contiguous growth.
- Enhance service delivery efficiency and provide access to City utilities and infrastructure.
- Extend City oversight for planning, zoning, and development standards, ensuring orderly and compatible land uses.
- Create opportunities for commercial, residential, or mixed-use development, strengthening the City's economic base and assessed property valuation.

If initiation is authorized, the City will prepare a Plan of Services and conduct environmental review under the California Environmental Quality Act (CEQA) to ensure transparency and compliance. No fiscal impact analysis is required for annexations under 100 acres.

## **General Plan Conformity:**

The Beaumont General Plan encourages annexations that improve quality of life, promote a sense of place, strengthen fiscal stability, and balance growth with environmental protection and neighborhood revitalization. Annexation of this site would help implement gateway features at the I-10/Cherry Valley Boulevard interchange and aligns with Policy LUCD13, which requires that annexation should only occur when full urban services are available or adequately funded.

## **Zoning Compliance:**

Pre-zoning designations, once approved, will become effective upon annexation, ensuring consistency with the General Plan and preventing incompatible development. Subsequent General Plan review and tools such as specific plans, overlay zones, development agreements, and environmental review will guide cohesive land use planning and implementation.

## **Public Communications and Community Outreach:**

Public hearings will be noticed in the Press Enterprise, and direct mail notifications will be sent to affected property owners to provide information and invite input regarding the annexation proposal.

## **Fiscal Impact:**

The cost to prepare this report is approximately \$450.

Initial annexation activity costs include consultant fees for preparation of a Plan of Services and environmental review, estimated at \$60,000–\$130,000 (if a full environmental impact report is required), to be funded from the General Fund, which is not in the current FY budget. Potential long-term fiscal benefits include expanded property tax revenues, sales tax potential, and development-related fees.

**Recommended Action:**

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Initiating Proceedings to Annex 78.48 Acres of Unincorporated Riverside County to the City of Beaumont and Directing Preparation of a Plan of Services And Environmental Review”;

Authorize staff to prepare Requests for Proposals to retain consultants for the required Plan of Services, fiscal impact analysis, and CEQA review; and

Direct staff to submit the annexation proposal to Riverside LAFCO upon completion of the required studies.

**Attachments:**

- A. Draft Resolution
- B. Aerial
- C. Assessor Parcel Map
- D. Presentation