

**RESOLUTION NO. 2024-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BEAUMONT, CALIFORNIA, CERTIFYING THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR THE BEAUMONT  
POINTE PROJECT, INCLUDING THE BEAUMONT POINTE SPECIFIC  
PLAN, AND GENERAL PLAN AMENDMENT; PRE-ZONING AND  
ANNEXATION; ADOPTING ENVIRONMENTAL FINDINGS  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT; AND ADOPTING A STATEMENT OF OVERRIDING  
CONSIDERATIONS AND A MITIGATION MONITORING AND  
REPORTING PROGRAM**

**WHEREAS**, the Beaumont Pointe project ("Project") has been proposed to the City of Beaumont on approximately 539.9 acres of land (the "Property") located in the unincorporated area of the County of Riverside and in the Sphere of Influence (as such term is defined in Govt. Code Section 56076) of the City of Beaumont, including the Beaumont Pointe Specific Plan (the "BPSP"), General Plan Amendment, Parcel Map and Development Agreement and Final Environmental Impact Report; and

**WHEREAS**, the City desires to annex the Property into the City of Beaumont pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and

**WHEREAS**, the City, by resolution adopted concurrently herewith has requested the Riverside County Formation Commission accept Owner's application for annexation of the Property into the City and to take proceedings required for the annexation; and

**WHEREAS**, the Project includes 4,995,000 square feet of industrial and warehouse uses on approximately 232.6 acres to be developed with industrial uses to accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse and 246,000 square feet of general commercial, community recreation, commercial, retail, restaurant and hospitality land uses, together with a 125- room hotel (approximately 90,000 square feet), and related amenities; and approximately 277.1 acres of open space; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Public Res. Code, §§21000 et seq.) ("CEQA"), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of the Project; and

**WHEREAS**, the City issued a Notice of Preparation ("NOP") of a Draft EIR on or about September 6, 2020 and circulated the NOP until October 6, 2020; and

**WHEREAS**, the City solicited comments from potential responsible agencies; and

**WHEREAS**, the City received written and verbal comments in response to the NOP, which assisted the City in narrowing the issues and alternatives for analysis in the Draft EIR; and

**WHEREAS**, on or about December 22, 2022, the City initiated a 48 day public review period by filing a Notice of Completion and Availability with the State Office of Planning and Research and releasing the Draft EIR (the "Draft EIR") for public review and comment; and

**WHEREAS**, the City also provided a Notice of Completion and Availability to all organizations and individuals who had previously requested such notice, and published the Notice of Completion in a newspaper of general circulation in the Project area on or about December 22, 2022. The Notice of Completion was also mailed to all residents and property owners within three hundred (300) feet of the Project. Copies of the original Draft EIR were provided to interested public agencies, organizations and individuals. Copies of the original Draft EIR were available at the City's Planning Department, on the City's website at: <https://www.beaumontca.gov/1143/Beaumont-Pointe-Specific-Plan>, and at the City's public library, and free copies were available to the public; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others during the 48 day comment period; and

**WHEREAS**, the City prepared the Final EIR SCH No. 2020099007, including the Draft EIR, response to comments and revisions the Draft EIR (collectively, the "FEIR") as and, pursuant to Public Resources Code section 21092.5, the City provided copies of the FEIR to all commenting agencies and persons requesting copies of the responses; and

**WHEREAS**, the City Planning Commission held a public hearing on the Project on November 29, 2023 and continued the item to the January 10, 2024 Planning Commission agenda to consider the following entitlements: General Plan Amendment (PLAN2019-0284), Pre-Zoning the Property to specific plan (PLAN2019-0283); Beaumont Pointe Specific Plan (SP2019-0003); Beaumont Pointe Sign Program (PLAN2022-0856); Vesting Tentative Parcel Map No. 38161 (PM2022-0014); **Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan**; and certification of the FEIR and annexation of the Property into the City (collectively the "Entitlements") and approval of a Development Agreement ("DA"); and

**WHEREAS**, the City supplemented the FEIR with the following: (1) Supplemental CEQA Memorandum dated March 4, 2024 to address the Planning Commission's recommendations which were incorporated into the Project, and (2) additional memoranda dated March 7, 2024 and March 18, 2024 to address late comments to the FEIR (collectively, "Supplemental CEQA Memoranda"), each prepared by T&B Planning, Inc.; and

**WHEREAS**, the City Council of the City of Beaumont (the "City Council"), at its regularly scheduled public meeting on March 19, 2024, held a public hearing on the Project, the Entitlements and the DA and continued the item to the April 16, 2024 City Council agenda; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project and the Entitlements; and

**WHEREAS**, all the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City in the FEIR as supplemented by the Supplemental CEQA Memoranda, which are sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the FEIR prepared in connection with the Project as supplemented by the Supplemental CEQA Memoranda sufficiently analyze both the feasible Mitigation Measures necessary to avoid or substantially lessen the Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects while feasibly attaining most of the basic objectives of the Project in accordance with CEQA and the State CEQA Guidelines; and

**WHEREAS**, all of the findings and conclusions made by the City Council pursuant to this Resolution and in the accompanying staff report, and the facts, analysis and conclusions in the FEIR as supplemented, all of which are incorporated herein by this reference, are based upon these documents and the oral and written evidence presented to it as a whole, and not based solely on the information provided in this Resolution; and

**WHEREAS**, environmental impacts which the City finds are less than significant and do not require mitigation are described in the FEIR and Supplemental CEQA Memoranda; and

**WHEREAS**, environmental impacts that are potentially significant but which the City finds can be mitigated to a level of less than significant through the imposition of feasible Mitigation Measures are identified in the FEIR and the Supplemental CEQA Memoranda; and

**WHEREAS**, alternatives to the Project that might eliminate or reduce significant environmental impacts are described in the FEIR; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the FEIR, the Findings and Statement of Overriding Considerations, the Mitigation Monitoring and Reporting Program, the Supplemental CEQA Memoranda, and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, the FEIR, the Supplemental CEQA Memoranda, the Findings and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program reflect the independent judgment of the City Council and are deemed adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made in the public hearings conducted by the City or any additional information submitted to the City following publication of the FEIR have produced substantial new information requiring recirculation or additional environmental review under

State CEQA Guidelines section 15088.5 and do not change the findings and conclusions in the Final EIR, the Supplemental CEQA Memoranda, the Findings or the Statement of Overriding Considerations; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT DOES RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:**

**Section 1.** The City Council hereby Certifies the FEIR as supplemented by the Supplemental CEQA Memoranda and adopts the Finding of Facts and Statement of Overriding Considerations and Mitigation and Monitoring Report for the Project as contained in Exhibit "A" attached hereto and which are incorporated herein by this reference.

**Section 2.** The City Council hereby makes the following findings and adopts the General Plan Amendment, pre-zoning to specific plan, the Beaumont Pointe Specific Plan and the Sign Program, and Vesting Tentative Parcel Map No. 38161, copies of which are attached hereto as Exhibit "B" and incorporated herein by this reference.

1. The proposed amendment is in the public interest, and there will be a community benefit resulting from the amendment: The proposed amendment serves the public interest and provides a community benefit by (i) allowing for economic diversification of the City; and (ii) providing an opportunity for additional jobs, goods and services not currently available to the City's residents.
2. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan: (i) a plan of services for the Project has been prepared for the General Plan Amendment and provides operation and maintenance of community activities and events, public safety, transit, maintenance of public works, sanitary sewers and trash collections to insure that adequate public services and facilities are provided in a timely manner for the Property; (ii) the Project will provide a mix of jobs and services opportunities to the City's labor force and residents; (iii) the Project will accommodate travel demand with traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) the Project is compatible with surrounding land uses and is consistent with the existing industrial character of the area. Further detailed findings of consistency between the Project and the General Plan are set forth in the FEIR which findings and supporting evidence has been previously considered by the City Council in connection with the project and are attached as Exhibit "C" and incorporated herein by this reference.
3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations, in that the Project: (i) provides for the design and development of a quality development project with long-term value; (ii) provides for diversification of the City's economy by establishing a variety of commercial and industrial uses; (iii) will assist with the development of a circulation system that serves the needs of the City through traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding



land uses, consistent with the existing industrial character of the area.

4. In the event that the proposed amendment is a change to the land use policy map, the amendment will not adversely affect surrounding properties: The amendment provides for orderly expansion of the City boundary as the subject site is located within the City's sphere of influence.

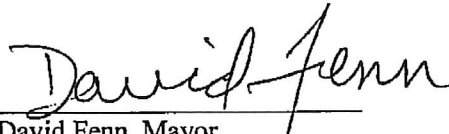
#### **Zone Change/Pre-Zone & Annexation (Specific Plan)**

1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan: (i) a plan of services for the Project has been prepared for the General Plan Amendment and provides operation and maintenance of community activities and events, public safety, transit, maintenance of public works, sanitary sewers and trash collections to insure that adequate public services and facilities are provided in a timely manner for the Property; (ii) the Project will provide a mix of jobs and services opportunities to the City's labor force and residents; (iii) the Project will accommodate travel demand with traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is the Project is compatible with surrounding land uses and is consistent with the existing industrial character of the area. Further detailed findings of consistency between the Project and the General Plan are set forth in the FEIR which findings and supporting evidence has been previously considered by the City Council in connection with the project and are attached as Exhibit "C" and incorporated herein by this reference.
2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties in that the Project: (i) provides for the design and development of a quality development project with long-term value; (ii) provides for diversification of the City's economy by establishing a variety of commercial and industrial uses; (iii) will assist with the development of a circulation system that serves the needs of the City through traffic mitigation measures meeting the City's General Plan adopted Level of Service D; and (iv) is compatible with surrounding land uses, consistent with the existing industrial character of the area
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 this Zoning Ordinance: The proposed amendment serves the public interest and provides a community benefit by (i) allowing for economic diversification of the City; (ii) providing an opportunity for additional jobs, goods and services not currently available to the City's residents; and (iii) allowing for orderly expansion and development of the City through infrastructure improvements consistent with the adopted General Plan Circulation Element.

**Section 3.** That the City Council hereby authorizes staff to negotiate and execute the Minor Amendment to the Western Riverside County Multiple Species Habitat Conservation Plan required to conform the plan to the Project. **SECTION 4.** That this Resolution shall take effect immediately upon adoption by the City Council.

**MOVED, PASSED AND ADOPTED** this 4th day of June 2024, by the following vote:

AYES: Martinez, White, Voigt, Lara, Fenn  
NOES:  
ABSTAIN:  
ABSENT:

  
David Fenn, Mayor

ATTEST:

  
Deputy City Clerk