

From: [Mary Daniel](#)
To: [Carole Kendrick](#)
Subject: Tentative tract map 32850
Date: Sunday, September 04, 2022 3:21:10 PM

Thank you for sending this information -- you are absolutely right it does affect our property when 95 houses are planned for our property line, so we appreciate the heads up. I have several questions.

I don't know if you are aware but this project was first planned back in 2005 when the criminals were in charge of Beaumont. They were okaying anything and everything and these 95 houses were approved at that time although never completed. (One problem was that the developers never realized that there is a major gas line going thru that property. We brought this to the attention of the Planning Department after they had a tract map that had houses built on top of that line! We knew about the pipe line because it goes thru our property also. Hopefully these new developers know that.) The original tract map was extended 3 times until 2010 and then because of assembly bills the expiration of that TTM was July 19, 2017.. Has it been renewed or re-approved since then? If so, we received no notification of that fact. Isn't there a limitation on extensions and shouldn't this be considered a new project? Entitlements shouldn't be allowed to last forever should they?

The second question is the Will Serve letter from the Beaumont CV water district. Are those also good forever? Especially in this time of great drought -- and with 2000 or so houses already approved but not yet built in Beaumont -- is this the time to add more houses?

A final question is concerning the Condition of Approval that this developer wants to amend. Is it the one that says that only one story houses can be built on this property? This item was a Condition of Approval because of the viewshed of Mt San Jacinto that these houses would obscure if they were those huge boxy 2 story houses that were going up all over Beaumont at the time. Another Condition of Approval was that the minimum lot size was to be 7,200 square feet. This condition was also because of the viewshed and to take into consideration that urban sprawl should not be allowed to infest the more rural aspects of south Beaumont, Both of these conditions were discussed and debated by the City Council at the time and it was agreed that this particular area of Beaumont should be different -- because it is different -- and thus single story houses were made a Condition of Approval.

Now if this developer says that the houses in the development right next door are two story -- they didn't start out that way. When building first started, they were supposed to be 1 1/2 story, but somewhere along the line when that developer went kaput and another came in -- that requirement was lost in the shuffle and the remaining houses became 2-story. Remember this was around 2011 and the economy was such that these houses were originally built to be rentals.

I'm giving you this background because you are probably not aware of the discussions that were held to try and keep the south of Beaumont relatively rural and the reasons that the Condition of Approval for single story houses and larger lots was made. I'm sure these new developers are from out of the area and cannot understand why they shouldn't be allowed to build whatever will give them the most return on their investment. But I think they need to be made aware of these things.

Again thank you for keeping us in the loop. I will be in touch. Would you please send me the agenda with the packet information when it becomes available?

Thank you, Mary Daniel, (951)845-1475