



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Senior Planner
DATE: February 11, 2020
SUBJECT: **Conduct a Public Hearing and Consider a One (1) Year Extension of Time for Tentative Tract Map No. 36583 to Subdivide 192.61 Acres into 497 Residential Lots with a Minimum Lot Size of 7,000 Square Feet Located North of Brookside Avenue, South of Cherry Valley Boulevard, west of Hannon Road and East of the I-10 Freeway**
APPLICANT: City Ventures

Background and Analysis:

The Sunny-Cal Specific Plan, Annexation, Sphere of Influence Amendment and Environmental Impact Report were approved by the Beaumont City Council on August 21, 2007, which provided the backbone zoning and environmental framework for 560 dwelling units on approximately 200 acres including 31.6 acres of parkland, trails, and open space.

Tentative Tract Map No. 36583 was approved by the Beaumont City Council on November 18, 2014 to allow for the subdivision of 192.61 acres into 497 single family residential lots and 19 lots that accommodate three (3) park sites, four (4) water quality detention basins, ten (10) open space, a well site, and a sewer lift station. Tentative Tract Map No. 36583 reduced the number of dwelling units from 551 to 497 that were originally proposed.

Tentative Tract Map No. 36583 included an addendum to the Environmental Impact Report that was originally approved in 2007 and updated several studies such as traffic, greenhouse gas analysis, Phase II environmental and methane, noise, geotechnical, paleontological, cultural, and the Beaumont Bains water master report. The addendum indicated that the proposed subdivision would have less than or equivalent environmental impacts than the project that was analyzed in the previous Environmental Impact Report.

The proposed subdivision extension is not proposing any modification to the approved tentative tract map and provides a minimum lot size of 7,000 square feet with average lot sizes ranging from 8,605 to 11,665 square feet over the four (4) residential planning areas (see Attachment A).

Although the Tentative Tract Map was approved on November 18, 2014 with a two (2) life (Condition No. 1.4), the Subdivision Map Act, Government Code Section 66454 states that if a tentative map of a proposed subdivision of unincorporated territory is approved by a City, that the approval shall be conditioned upon annexation of the property to such city and the approval shall not be effective until annexation of such property to the city has been completed.

The subject property was annexed into the City of Beaumont under the Local Agency Formation Commission (LAFCO) number 2014-10-5 and Resolution No. C-02-18 with an effective date of February 15, 2018. Based on the annexation date of the property, Tentative Tract Map No. 36583 has a current expiration date of February 15, 2020. The applicant is requesting a one (1) year extension of time to extend the expiration date to February 15, 2021.

If the proposed subdivision is extended, the tentative map will have three (3) additional years in which they can request extensions, per the Subdivision Map Act, Government Code Section 66463.5.C.

Project Setting:

The site consists of 192.61 acres of vacant land located south of Cherry Valley Boulevard, north of Brookside Avenue, west of Hannon Road and east of the I-10 Freeway. The property is surrounded by vacant land to the north, south and west. To the east are larger lot single family residences, as noted in the table below and shown in Attachment C.

The table outlines the land uses, zoning and General Plan designations for the site and surrounding properties.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Previous Egg Ranch	Sunny Cal Specific Plan	Specific Plan Area

NORTH	Vacant Land	County of Riverside (I-P & R-A-1)	County of Riverside (Light Industrial)
SOUTH	Vacant Land	Community Commercial (CC) & Residential Single Family (RSF)	Community Commercial (CC) & Single Family Residential (SFR)
EAST	Single Family Residential	County of Riverside (R-A-1, A-1-20 & W-2)	County of Riverside (Very Low Density Residential)
WEST	Vacant Land	County of Riverside (R-A-1)	County of Riverside (Very Low Density Residential)

Planning Commission Authority:

Pursuant to Beaumont Municipal Code Section 16.32.040.A an approved or conditionally approved tentative subdivision map shall expire 24 after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time. The Planning Commission, the advisory agency, shall forward to the City Council an approval or denial of the application. The Council may extend the date on which the map expires for a period of one (1) year.

The applicant filed a request for an extension on January 17, 2020 prior to the February 18, 2020 expiration date.

Public Notice and Communications:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on January 31, 2019 with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see Attachment E). The Planning Department has not received any letters of comment from the public as of the writing of this report. Any comments received prior to the time of the scheduled Planning Commission hearing will be provided to the Commission at the time of the meeting.

Environmental Documentation:

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2007 for the Sunny-Cal Specific Plan, and the later Addendum in 2014, assessing the environmental

impacts of the project. The EIR and the findings made by the City Council remain valid for this use under this current application.

The proposed extension of time will not result in an increase of density or intensity of the project and will result in project changes that were not previously analyzed under the EIR. As such, the extension of Tentative Tract Map No. 36583 and any effects it may have on the environment, fall within the scope of, and were analyzed under the previously certified EIR. Furthermore, based on the project and surrounding developments, staff concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the staff has not been presented with any information contrary to this conclusion or any information which from it could be fairly argued that the extension of time involves new significant effects on the environment or substantially increases the severity of a previously identified effect.

Incorporated Herein by Reference:

- City of Beaumont General Plan
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of the City of Beaumont Planning Department Project Files for the Sunny-Cal Specific Plan, Environmental Impact Report, 13-TTM-005, 16-GPA-001, 16-RZ/PZ-001, 05-ANX-01, and 14-EIR-01

Recommended Action:

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council to approve a one (1) year extension of time for Tentative Tract Map 36583.

Attachments:

- A. Tentative Tract Map No. 36583
- B. Sunny Cal Specific Plan Land Use Plan
- C. Aerial Photograph
- D. Applicant Letter dated January 17, 2020
- E. Proof of Publication