



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: October 11, 2022
SUBJECT: **Vesting Tentative Tract Map 31462-26 (TM2022-0010) for a Request for a Minor Modification to Vesting Tentative Tract Map 31462-26 to Add a New Street “Josh Drive” with Connection Between Ford Street and Tukwet Canyon Parkway; and the Addition of a 0.16-Acre Pocket Park Located on Lot 80 of VTTM31462-26 in Planning Area 18A Within the Fairway Canyon Development. (Portion of 413-790-042)**
APPLICANT: Meritage Homes of California

Background and Analysis:

The applicant is requesting a minor modification to Vesting Tentative Tract Map No. 31462-26 (TM2022-0010) to provide a new street “Josh Drive” that provides circulation between Ford Street and Tukwet Canyon Parkway, and lines up with Josh Drive on the east side of Tukwet Canyon Parkway. Tukwet Canyon Parkway has a raised median and will prevent direct vehicular access between Josh Drive across Tukwet Canyon Parkway. The applicant is also requesting to convert Lot 80 into a 0.16-acre pocket park. The proposed minor modifications will not create any nonconforming lots.

The modifications are proposed in the southern portion Planning Area 18A of the Oak Valley & SCPGA Golf Course Specific Plan commonly referred to as Fairway Canyon. Planning Area 18A is located on the west side of Tukwet Canyon Parkway, south of Mickelson Drive and north of Sorenstam Drive.

The applicant is currently processing a final map for the subject property and the proposed modifications are being requested due to comments received on the final map review.

The Oak Valley & SCPGA Golf Course Specific Plan #318 encompassing 1,747.9 acres allowing 4,355 dwelling units was adopted by the County of Riverside on August 14, 2001. The property was annexed into the City of Beaumont on April 9, 2003, by the

Local Agency Formation Commission (LAFCO) by LAFCO 2002-43-5. The Oak Valley SCPGA Specific includes the developments of Fairway Canyon and Tournament Hills. The subject property is located within the Fairway Canyon portion of the specific plan.

Furthermore, Tentative Tract Map No. 31462 was approved by City Council on October 7, 2003, to subdivide 960.91 acres into 3,300 parcels. The map has had three (3) substantial conformance application processed with the last two (2) occurring in 2014 and 2016.

Fairway Canyon has constructed Phase 1, 2 and 3 of the development and is currently constructing in Phase 4. The subject property is located within Phase 4 of the development and more specifically in Planning Area 18A, as shown in Exhibit C.

Approval Authority:

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the “advisory agency” charged with reviewing and making recommendations on all proposal parcel map land divisions and tentative subdivision maps in the city. Section 16.24.050.A authorizes the Planning Commission to conditionally approval or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

The proposed minor change would be subject to Beaumont Municipal Code, Section 16.32.020 states a request for approval of a minor change to an approved tentative map shall be filed with the Planning Department and referred to the Land Division Committee, commonly referred to as the Development Review Committee (DRC).

The DRC reviewed the request on September 22, 2022 and provided a recommendation of approval. The advisory agency shall consider the matter, review the recommendation of the DRC, and make a decision on the request.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment D)
- Zoning Map (Attachment E)
- Aerial Photograph (Attachment F)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Vacant land	Single Family Residential (SFR)	Oak Valley & SCPGA Golf Course Specific Plan (SP)
NORTH	Existing Single-Family Residences (Fairway Canyon)	Single Family Residential (SFR)	Oak Valley & SCPGA Golf Course Specific Plan (SP)
SOUTH	Vacant land	Open Space (OS)	Oak Valley & SCPGA Golf Course Specific Plan (SP)
EAST	Single Family Residences under construction (Fairway Canyon)	Single Family Residential (SFR)	Oak Valley & SCPGA Golf Course Specific Plan (SP)
WEST	Vacant land	Single Family Residential (SFR)	Oak Valley & SCPGA Golf Course Specific Plan (SP)

Public Notice and Communications:

Beaumont Municipal Code, Chapter 16.32.020.C states that a minor change shall not require a noticed public hearing; however, the advisory agency or the City Council may, at their discretion, allow testimony to be given on the proposed change. No public hearing notice or legal advertisement was conducted regarding the proposed application, consistent with the Beaumont Municipal Code.

CEQA Review:

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2001 for the Oak Valley SCPGA Specific Plan (Specific Plan No. 318) (SCH# 2000051126), with latest Addendum of the EIR was approved by council in 2014 (13-EIR-03), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for current application. Execution of this minor

modification to the subdivision will require adherence to the mitigation monitoring program established for the project.

Recommended Action:

Hold a Public Hearing; and
Approve Minor Modification to Vesting Tentative Tract Map No. 31462-26 (TM2022-0010).

Attachments:

- A. Vesting Tentative Tract Map 31462-26 (TM2022-0010) with Modification
- B. Vesting Tentative Tract Map 31462-26 as previously approved – Sheet 4
- C. Fairway Canyon Phasing Map
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph

Incorporated herein by Reference:

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File Vesting Tentative Tract Map No. 31462, TM2022-0010 Minor Map Change, Tentative Parcel Map No. 37366 (PW2019-0387), Substantial Conformance No. 2 13-1823, Substantial Conformance No. 3 15-2858LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Oak Valley SPCGA Specific Plan 318 and Environmental Impact Report 418.