



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Senior Planner
DATE: January 12, 2021
SUBJECT: **Specific Plan Amendment (SP2020-0004) a City Initiated Request to Amend the Conditions of Approval for the Commonly Referred to Fairway Canyon/Tournament Hills Specific Plan That Include the Deletion of Condition 30.PLANNING.4 and 30.PLANNING.19, and the Update of Several Conditions to Reflect City of Beaumont in Place of the County of Riverside**

APPLICANT: City of Beaumont

Background and Analysis:

The Oak Valley SPCGA Specific Plan #318 (Specific Plan) 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 Specific Plan includes the developments commonly referred to as Fairway Canyon and Tournament Hills.

The Specific Plan consists of an ordinance related to zoning (County Ordinance No. 348.4013), the conditions of approval and the specific plan document. Based on a recent review of the document, staff identified a condition of approval that placed a duration of the validity of the Specific Plan. The condition in its entirety is provided below.

30.PLANNING.4 SP-DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the Specific Plan (i.e.; tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

“The Specific Plan that this project is part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the Specific Plan. Should the Specific Plan not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development standards.

A Specific Plan is a planning document that implements the goals and policies of which future projects located within a specified geographic area must adhere.

A Specific Plan is a popular form of a land use overlay. An overlay is an additional layer of planning control, establishing stricter standards that go beyond what the underlying zoning would normally regulate. Cities generally implement overlays to achieve goals that may not ordinarily be attainable through zoning rules alone.

Staff is recommending the deletion of Condition 30.PLANNING.4 for several reasons. The Specific Plan is the zoning document for the Fairway Canyon and Tournament Hills communities. If the Specific Plan document is allowed to expire, then the zoning would revert to the previous zoning.

As previously mentioned, the project was approved in the County of Riverside and subsequently annexed into the City of Beaumont. The previous County zoning for the subject property is provided below as identified in County of Riverside Resolution No. 2001-328:

- R-T – Mobile Home Subdivision and Mobile Home Park
- R-5 – Open Area Combing Zone Residential Development
- R-3 – General Residential
- R-A – Residential Agriculture with various densities between 1 to 2-1/2 acres
- R-R – Rural Residential
- A-1-10 – Light Agriculture 10 Acre Minimum
- C-1/C-P – General Commercial
- R-1 – One Family Dwelling

The City of Beaumont zoning map shows designates the property as Specific Plan (see Attachment No. C). The existing code does not provide the comparable development standards as the Specific Plan identified in and Ordinance 348.4013.

Furthermore, the expiration has the potential to render existing developed properties as non-conforming. The project is currently developed with 1,640 single family homes in Fairway Canyon and approximately 311 single family homes in Tournament Hills.

Based on the evolution of the project over the past twenty years, the dwelling units have been reduced and will not be built out to the maximum 4,355 dwelling units that were approved. In order to protect the existing single family property owners and ensure orderly development of the remainder of the project, the development standards established in the Specific Plan will need to be retained in perpetuity.

Staff is also recommending the deletion of condition 30.PLANNING.19, which has been satisfied. The condition in its entirety is provided below:

30.PLANNING.19 COMPLETE CASE APPROVALS

Prior to the approval of any implementing project {i.e. tract map, parcel map, use permit, plot plan, etc.) within the Specific Plan, the following condition shall be placed on the implementing project:

“Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by Board of Supervisors, respectively.”

This condition shall be considered as met once the Specific Plan, the GPA, the Change of Zone, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be deferred.”

Staff is recommending changes to several other conditions of approval to reflect the City of Beaumont in place of the County of Riverside, the City Attorney in place of County Counsel, and other updates related to Beaumont City departments. A redlined version of the conditions of approval are attached as Attachment A to this staff report.

Public Communications Received:

Notification of the public hearing was advertised on January 1, 2021, in the Press Enterprise with an one-eighth page ad (see Attachment E), consistent with Government Code Section 65091(a)(4) that states when the number of owners is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general

circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

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 the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

Recommended Action:

Hold a public hearing, and

Forward a recommendation of approval to the City Council to adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SCPGA Specific Plan Oak Valley Greens, subject to the attached Conditions of Approval.

Attachments:

- A. Redlined Conditions of Approval
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Proof of Publication

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 SP2020-0004, LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Development Agreement Amendment dated June 30, 2020, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.