



Staff Report

TO: Mayor, and City Council Members

FROM: Carole Kendrick, Senior Planner

DATE: February 4, 2020

SUBJECT: **Tentative Tract Map No. 37696 (TM2019-0005) for a Request to Subdivide 13.51 Acres into 62 Single Family Residential Lots with a Minimum Lot Size of 4,947 Square Feet and Nine (9) Lettered Lots Located Within Planning Area 25 of the Oak Valley Specific Plan (Fairway Canyon) on the East Side of Tukwet Canyon Parkway, North of San Timoteo Canyon Road and South of Champions Drive**

Background and Analysis:

The applicant is requesting approval of Tentative Tract Map No. 37696 (TM2019-0005) for the subdivision of 13.02 acres into 62 single family residential lots with a 4,947 square minimum lot size and nine (9) lettered lots. The project site is in the northern portion Planning Area 25 of the Oak Valley SCPGA Specific Plan commonly referred to as Fairway Canyon. Planning Area 25 is located north of San Timoteo Canyon Road, south of Champions Road and east of the extension of Tukwet Canyon Parkway.

The Oak Valley 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.

Fairway Canyon has constructed Phase 1 and 2 of the development and is nearing completion of Phase 3. The subject property is located within Phase 4 of the development and more specifically in Planning Area 25, as shown in Exhibit F.

The project was advertised and noticed for a public hearing with the Planning Commission on December 10, 2019, however the applicant and staff determined that a continuance was necessary in order to allow the parties to meet and discuss modifications to draft conditions of approval. The project team met with City staff on

December 18, 2019, which included representatives from the City Manager's office, Public Works, Planning and Fire Department and resulted in modifications to the draft conditions of approval. The modifications included updates to the ownership name, clarification on satisfied conditions, timing of fees and infrastructure requirements.

On January 14, 2020, the Planning Commission conducted the continued public hearing for the proposed subdivision. One member of the public provided comments on the proposed project that included a request for the preservation of natural open space areas, larger minimum lot sizes, community input regarding programming of proposed park sites, the potential use of the subject property for a future school site, slope areas and public safety.

Staff advised the Planning Commission and members of the public the lot sizes are established in the adopted specific plan and open space was analyzed under the environmental impact report that was certified for the project area, as discussed in the California Environmental Quality Act (CEQA) review section of this staff report.

The programming for the park sites is designed by the master developer, reviewed and approved by City staff under a landscaping permit and installed by the developer.

The applicant indicated they have been in discussions with Beaumont Unified School District (BUSD). However, the applicant would like to have entitlements secured in the event the school district does not select the subject property as a future school site. The specific plan indicates the timing of school facility will be determined by BUSD (SP#318, Page II-3).

The Planning Commission unanimously voted to forward a recommendation of approval to the City Council.

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 proposed 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.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its

approval or conditional approval. The Subdivision Map Act does allow for up to four (4) years of extensions subject to approval by the original approving body, however the proposed subdivision is subject to the development agreement (City of Beaumont Resolution No. 1987-34) dated November 18, 2003, which has a term of 25 years (item 7 of the development agreement) and tentative tract maps shall be granted an extension of time for the term of the development agreement (item 33 of the development agreement). Therefore, the expiration date for the proposed subdivision is November 18, 2028.

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



- General Plan Land Use Map (Attachment C),
- Zoning Map (Attachment D), and
- Aerial Photograph (Attachment E).

The 13.51-acre site is currently vacant. The property is located in an area which contains single family residences to the west, vacant land to the south and the Morongo Golf Club at Tukwet Canyon to the north and east of the subject property. The land uses, zoning, and general plan land use designations of the project site and surrounding areas are shown in the following table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Vacant Land	Single Family Residential (SFR)	Oak Valley Specific Plan (SPA)
NORTH	Golf Course	Recreation Conservation (RC)	Oak Valley Specific Plan (SPA)
SOUTH	Vacant Land	Single Family Residential (SFR)	Oak Valley Specific Plan (SPA)
EAST	Golf Course	Recreation Conservation (RC)	Oak Valley Specific Plan (SPA)
WEST	Single Family Residential	Single Family Residential (SFR)	Oak Valley Specific Plan (SPA)

Analysis:

The proposed subdivision contains lots that range in size from 4,947 square feet to 17,172 square feet. The density for this subdivision is 4.6 dwelling units per acre. The lettered lots include the interior streets (Lots A through D). Lot J is a 10,765 square foot basin located on the northeast corner of the extension of Tukwet Canyon Parkway and Street “D”. Lots F through H are open space lots that include slope areas located along the extension of Tukwet Canyon Parkway and adjacent to the golf course on the northeast project boundary. A 12,565 square park is proposed on Lot “I” on the northeast corner of the extension of Tukwet Canyon Parkway and Street “B”. Streets A through E are proposed to be dedicated to the City and Lots E through I will be dedicated to the homeowner’s association for future maintenance.

Primary access to the subdivision is proposed as an extension of Tukwet Canyon Road. The proposed lots will front onto internal streets within the subdivision.

The subject property drains from the northeast to the southwest and will discharge into the Lot “J” basin located at the northeastern corner of Tukwet Canyon Parkway and Street “D”.

The subject property is zoned specific plan (SPA). The proposed subdivision would be subject to various development standards in terms of lot width and depth as defined in the Oak Valley SPCGA Specific Plan. Staff has reviewed the proposed subdivision and determined that it complies with the minimum development standards of Planning Area 25 of the Oak Valley SPCGA Specific Plan Section III.B.28. The table below summarizes the required development standards.

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED MINIMUM	PROPOSED AVERAGE
Minimum Net Lot Area	3,800 sq. ft.	4,947 sq. ft.	6,256 sq. ft.
Maximum Density	12.0 du/ac	4.6 du/ac	4.6 du/ac
Minimum Lot Width (Average)	40 ft.	52 ft.	62 ft.
Minimum Lot Depth (Average)	100 ft.	81 ft.	102 ft.

Residential Design & Landscaping Standards:

If approved, the applicant will be required to submit a minor plot plan application for review of architecture for all buildings with enhancements (shutters, flower boxes, stone veneer, etc.) and provide for trim around all openings. With regard to project landscaping under this proposal, the applicant will be required to adhere to standards set forth under the Guide to California Friendly Landscaping, as well as the City’s landscaping ordinance that requires water efficient landscaping. Separate landscaping plans will be required as part of the conditions of approval by the applicant for staff review of all front-yard, slopes in excess of three feet, and open-space areas.

Public Notice and Communications:

Property owners located within a 300-foot radius of the project site were notified of the Planning Commission public hearing on November 29, 2019, with a 10-day hearing notice in addition to a public notice in the Press Enterprise newspaper (see Attachment G). The Planning Department has not received any letters of comment from the public as of the writing of this report.

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

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, and
- Contents of City of Beaumont Planning Department Project File Tentative Tract Map No. 37696 (TM2019-0005), Tentative Tract Map No. 37698 (TM2019-0006), Tentative Tract Map No. 37697 (TM2019-0007), Tentative Parcel Map No. 37366 (PW2019-0387), LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.

Recommended Action:

Approve Tentative Tract Map No. 37696 (TM2019-0005) subject to the Development Agreement and the attached conditions of approval.

Attachments:

- A. Draft Conditions of Approval
- B. Tentative Tract Map 37696
- C. General Plan Land Use Map
- D. Zoning Map
- E. Aerial Photograph
- F. Fairway Canyon Phasing Map
- G. Proof of Publication