



Staff Report

TO: Mayor, and City Council Members
FROM: Carole Kendrick, Senior Planner
DATE: March 3, 2020
SUBJECT: **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**

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 parcels, a well site, and a sewer lift station. Tentative Tract Map No. 36583 reduced the number of dwelling units from 551 to 497.

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 Basin 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).

The tentative tract map was approved on November 18, 2014, and is subject to the Subdivision Map Act, Government Code Section 66454 which states that if a tentative map of a proposed subdivision of unincorporated territory is approved by a City, 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.

On February 11, 2020, the Planning Commission conducted a public hearing on the proposed extension. The applicant provided additional background information on the project and no other members of the public commented on the request. The Planning Commission unanimously voted to forward a recommendation of approval to the City Council.

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 I-10. 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 below 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)

City Council Authority:

Pursuant to Beaumont Municipal Code Section 16.32.040 an approved or conditionally approved tentative subdivision map shall expire 24 months 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 applicant filed a request for an extension on January 17, 2020, prior to the February 15, 2020, expiration date. If an applicant files for an extension prior to the expiration of the tentative tract map it automatically extends for 60 days or until action is taken on the extension request. Government Section 66452.6(d) provides that, "Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension."

On February 11, 2020, the Planning Commission conducted a public hearing and forwarded a recommendation of approval to the City Council. The Council may extend the date on which the map expires for a period of one (1) year.

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 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 City Council hearing will be provided to the City Council at the time of the meeting.

Environmental Documentation:

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

Fiscal Impact:

The cost to review and prepare materials for the extension of time were covered through the payment of application fees in the amount of \$846.98, per the adopted fee schedule.

Recommended Action:

Staff recommends the City Council approve a one (1) year extension of time for Tentative Tract Map No. 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