



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: November 9, 2021
SUBJECT: **Tentative Parcel Map No. 38090 (PM2021-0008) for Consideration of a Finance and Conveyance Map to Subdivide 223 Acres into Seven (7) Parcels, One (1) Remainder Parcel, and Two (2) Lettered Lots Consisting of Phase 4B of Tentative Tract Map 31462 within the Oak Valley and SCPGA Golf Course Specific Plan. APN: Portion of 413-790-010, -012 and -042**

APPLICANT: Meritage Homes of California, a California Corporation

Background and Analysis:

The applicant is requesting approval of a Tentative Parcel Map No. 38090 (PM2021-0008) for a finance and conveyance map for the subdivision of 223 acres into seven (7) parcels, one (1) remainder parcel, and two (2) lettered lots consisting of Phase 4B of Tentative Tract Map 31462 within the Oak Valley and SCPGA Golf Course Specific Plan. The proposed application is consistent with the Final Environmental Impact Report (FEIR) that was adopted for the underlying project Oak Valley and SCPGA Golf Course Specific Plan (SP318/ EIR418).

The Oak Valley SCPGA 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, is nearing completion of Phase 3, and has two merchant builders actively building in Phase 4A. The subject property is located within Phase 4B and 4C of the development and more specifically in Planning Areas 18A, 18B, 20A1, 20A2, 20B1, 20B2, 20C1, 20C2, 21B, 22A, 22B, 22C, and 22D, as shown in Exhibit F.

The proposed finance and conveyance map does not allow development of the parcels but does provide larger lots to be sold or transferred. Future development of the lots will require the recordation of final tract maps, in which tentative tract maps are already approved for the subject property. The project has been conditioned to preclude development until such time that the final tract maps are recorded.

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on March 18, 2021, August 19, 2021, and October 7, 2021. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

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.

Public Communications:

On October 29, 2021, property owners located within a 300-foot radius of the project site were notified of the public hearing. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advanced notice of 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.

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 DA) and tentative tract maps shall be granted an extension of time for the term of the Development Agreement (Item 33 of the DA). 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)
- Aerial Photograph (Attachment E)

The 223-acre site is currently vacant. The property is located in an area which contains single family residences to the north and east, and vacant land to the south and west. 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	Oak Valley Specific Plan (SPA)
NORTH	Single Family Residential	Open Space	Oak Valley Specific Plan (SPA)
SOUTH	Vacant Land	Open Space	Oak Valley Specific Plan (SPA)
EAST	Single Family Residential	Open Space and Single Family Residential	Oak Valley Specific Plan (SPA)
WEST	Vacant Land	Single Family Residential (SFR)	Oak Valley Specific Plan (SPA)

Recommended Action:

Hold a public hearing, and
Forward a recommendation of approval to the City Council for Tentative Parcel Map No. 38090 (PM2021-0008) subject to the Development Agreement and conditions of approval.

Attachments:

- A. Tentative Parcel Map No. 38090
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Fairway Canyon - Phase 4 Phasing Map
- G. 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 Tentative Parcel Map No. 38090 (PM2021-0008), Tentative Tract Map No. 31426, Tentative Parcel Map No. 37366 (PW2019-0387), LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, PLAN2021-0625 (Partial Assignment & Assumption of Development Agreement), Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.