



Staff Report

TO: City Council
FROM: Carole Kendrick, Interim Community Development Director
DATE: September 17, 2024
SUBJECT: Second Reading for Proposed Amendments to the Land Use Designation Map

Description Amendments to the Land Use Map identified as Figure 3.5 in the 2040 General Plan (PLAN2023-0999).

Background and Analysis:

Planning staff is proposing updates to the General Plan land use designation map to currently reflect the land use designations established in several adopted Specific Plans. The table below illustrates the Specific Plan, Zoning, existing General Plan and proposed General Plan, as well as Attachment B and C.

APN	SPECIFIC PLAN	PLANNING AREA	ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
400-020-001	Oak Valley SCPGA	27	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
400-020-006	Oak Valley SCPGA	29, 33A, 33B	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
400-020-007	Oak Valley SCPGA	29	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
400-020-008	Oak Valley SCPGA	29	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
413-790-047	Oak Valley SCPGA	9	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
414-100-039	Heartland	11	Specific Plan Commercial	Open Space	Industrial

414-110-056	Heartland	12	Specific Plan Commercial	Single Family Residential	Neighborhood Commercial
419-750-005	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-750-006	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-750-001	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-750-004	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-750-003	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-750-002	Sundance	10	Specific Plan Commercial	Single Family Residential	General Commercial
419-260-067	Seneca Springs	15	Community Commercial	Single Family Residential	General Commercial
419-260-068	Seneca Springs	15	Specific Plan Commercial	Single Family Residential	General Commercial
417-041-001	N/A	N/A	Recreation/ Conservation	Neighborhood Commercial	Open Space

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

General Plan Consistency

The proposed project will bring the General Plan into conformance with the Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, a review of the existing, adopted Specific Plans is required to make changes to ensure consistency with the General Plan.

Zoning Consistency

The update as proposed would bring the General Plan land use designation map into conformity with several land use designations previously established in several Specific Plans.

Although the proposal requests bringing all subject parcels into conformance with the Specific Plan and General Plan, staff are aware that two (2) parcels that may require specific plan amendments. The first parcel in question is Nicklaus Park which is a city owned park within the Fairway Canyon community that currently has a zoning designation of Commercial in the Oak Valley SCPGA Specific Plan.

The second parcel in question is a portion of the San Timoteo Creek that is located within the Heartland Specific Plan commonly referred to as Olivewood. The Heartland Specific Plan has the area in question designated as Industrial. The subject parcel is located within two (2) Multiple Species Habitat Conservation Plan (MSCHP) Criteria Cells 934 and 937.

The MSHCP identifies the criteria for Cell 934 as *“conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 22. Conservation within this Cell will focus on grassland and Riversidean alluvial fan sage scrub. Areas conserved within this Cell will be connected to grassland and Riversidean alluvial fan sage scrub habitat proposed for conservation to the east, west, and southwest in Cells #935, #937, and Cell Group C. Conservation within this Cell will range from 40%-50% focusing on the southern portion of the Cell”*.

The MSHCP identifies the criteria for Cell 937 as *“Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 22. Conservation within this Cell will focus on grassland and Riversidean alluvial fan sage scrub. Areas conserved within this Cell will be connected to uplands proposes for conservation in Cell Group C and Cell #934 to the south and east. Conservation within this Cell will range from 40%-50% focusing on the southern portion of the Cell”*.

The parcel located in Planning Area No.11 is within the southern portion of both criteria cells are identified for conservation.

CEQA:

A Program Environmental Impact Report (PEIR) was prepared for the 2040 General Plan Update. This process is governed by the California Environmental Quality Act (CEQA). It has been determined that although there are oversights in the labeling of the

General Land Use Designation Map, the evaluation of this project was consistent and analyzed correctly; therefore, no additional CEQA is necessary.

The CEQA process requires a series of steps involving public notices, receiving public input, public meetings and responding to public comments, all culminating with a Final PEIR. The Draft PEIR was released for the required 45-day public review and comment period on September 8, 2020. The formal review and comment period ended October 22, 2020. A Notice of Determination was filed on December 4, 2020, with a State Clearinghouse number 2018031022.

Planning Commission Authority:

The Beaumont Municipal Code Section 17.02.090.E authorizes the Planning Commission to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for a public hearing before the City Council.

The proposed amendments were presented to the Planning Commission on October 11, 2023, and the Planning Commission by a vote of 3-0 forwarded a recommendation of approval to the City Council for all of the parcels with the exception of APN's 413-790-047 and 414-100-003.

The Planning Commission is forwarding a recommendation to the City Council to direct staff to initiate a Specific Plan Amendment to the Oak Valley SCPGA Specific Plan (Fairway Canyon) to modify the zoning designation of Planning Area No. 9 be revised to reflect open space and initiate a Specific Plan Amendment to the Heartland Specific Plan (Olivewood) to modify the zoning designation of Planning Area No. 11 to reflect open space conservation.

The current fee schedule effective July 1, 2023, requires a \$7,500 deposit for Specific Plan Amendments. If the City Council directs staff to initiate two (2) city sponsored Specific Plan Amendments, staff estimates costs to process at approximately \$10,000 with a time frame of six (6) months to one (1) for processing. The processing time is extended for legislative items and has specific requirements such as SB18/AB52 tribal consultation.

City Council Authority:

The Beaumont Municipal Code Section 17.02.090.F states that upon receipt of a Planning Commission resolution the City Clerk shall set the matter for hearing before the City. At the hearing, the City Council shall review the Commission's recommendation and receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Zoning Ordinance, the balance of the General Plan, and development policies of the City.

The Beaumont Municipal Code Section 17.02.090.G states that the City Council shall act to approve or deny the application. A majority vote of the entire Council is required to amend the General Plan.

The Beaumont Municipal Code Section 17.02.090.H states that if the City Council proposes any substantial modification to the application not previously considered by the Planning Commission, the City Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Planning Commission to act within 40 days of receiving the City Council's request shall provide the City Council with authority to act without the Planning Commission's recommendation.

On October 17, 2023, the City Council unanimously approved the proposed amendments and directed staff to initiate specific plan amendments to the Oak Valley SCGPA (Fairway Canyon) and Heartland (Olivewood) Specific Plans. The Specific Plan Amendments (PLAN2023-0010 & PLAN2023-0044) were approved by the City Council on June 18, 2024, with a second reading occurring on July 16, 2024.

As staff was reviewing the overall status of the implementation of the General Plan, it was determined that the General Plan Amendment was inadvertently not scheduled for a second reading. The adoption of PLAN2023-0999 will complete Land Use and Community Design Implementation Action LUCD1. This requires a review of the existing, adopted Specific Plans to make changes to ensure consistency with the General Plan.

Fiscal Impact:

The cost to prepare this staff report and resolution is approximately \$1,000.

Recommended Action:

Waive the second full reading and adopt by title only, "An Ordinance of the City Council of the City of Beaumont California Amending Figure 3.5 in the 2040 General Plan"

Attachments:

- A. Draft Ordinance
- B. Assessor's Parcel Numbers, Specific Plan Land Use Maps and Existing General Plan Land Use Designation Maps
- C. Proposed General Plan Land Use Map