



Staff Report

TO: Planning Commissioners

FROM: Aron Liang, Planning Manager
Jillian Fountain, Associate Planner

DATE: October 22, 2025

SUBJECT: Tentative Tract Map 38926 (TM2024-0002) and Section 15183 California Environmental Quality Act Exemption for Consideration of a Proposed Subdivision Located at South Norman Road and East of Orchard Heights in the Residential, Single-Family Zone

APPLICANT: Monte Vista Homes – Brian King

Description: A Public Hearing to consider a request for approval of Tentative Tract Map 38926 for a proposed subdivision of 12.58 gross acres into 49 single-family residential lots ranging between 7,219 SF to 13,072 SF and 4 lettered lots, including a retention basin.

Background and Analysis:

The applicant is requesting approval of Tentative Tract Map 38926 to subdivide an approximately 12.58 gross-acre site into 49 single-family residential lots, four (4) lettered lots, including a retention basin, with proposed lot sizes ranging from 7,219 square feet and 13,072 square feet, two (2) public streets, and one (1) private road.

A tentative tract map (TM2024-0002) is required by the Beaumont Municipal Code (BMC) pursuant to Section 16.04.010, which provides that all land divisions in the incorporated area of the City are subject to all the applicable provisions of the BMC, including Title 17 (Zoning Code) and the Subdivision Map Act. The project site is located within the Residential Single-Family (R-SF) zone and has a General Plan Land Use Element designation of Single-Family Residential (SFR). The proposed subdivision would be consistent with the General Plan and Zoning Code land use allowances, which support low-density, detached residential development. Pursuant to BMC Section 16.04.020, the Planning Commission is authorized to recommend conditional approval or disapprove all tentative parcel maps, tentative subdivision maps, and land divisions and submit to the City Council for final approval.

The proposed tentative tract map provides for lots to be developed in the future with an approved Plot Plan. Future development of the lots will require the recordation of final tract maps. The project has been conditioned to preclude the issuance of building permits until such time that the final tract maps are recorded.

Project Setting:

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

- General Plan Land Use Element Map (Attachment D)
- Zoning Map (Attachment E)
- Aerial Photograph (Attachment F)

The 12.58-acre site is currently vacant. The property is located in a single-family area with residences to the north, south, and west, vacant land to the east and a church to the north. 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 (SFR) | Residential, Single Family (RSF) |
| NORTH | Church / SFR | SFR | RSF and County |
| SOUTH | Single Family Residential | SFR | Specific Plan |
| EAST | Vacant | SFR | County |
| WEST | Single Family Residential | SFR | Specific Plan |

Development Review Committee (DRC):

The Development Review Committee reviewed the project on July 11, 2024, October 31, 2024, and February 20, 2025. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Zoning Consistency:

The use is subject to and consistent with BMC provisions of development standards for the R-SF zone. The proposed use would meet the objectives of the approved zoning and would be compatible with other uses permitted in the zone, subject to approval of a Plot Plan.

General Plan Consistency:

The proposed use is in conformance with the City's General Plan and the land use designation for the project site, as shown in Attachment D.

The proposed use promotes policies identified in Goal 3.3, 3.3.1 "Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element" because the project lot sizes provide for various types of dwelling unit styles and configurations and could accommodate accessory dwelling units to maximize Beaumont's capacity for various income levels and aging in place.

Environmental Documentation:

In accordance with CEQA Guidelines Section 15367, the City is designated Lead Agency for the project and has principal authority and jurisdiction for CEQA actions and project approval. As part of the city's initial review of the project, the Planning Division determined that the project would not be subject to additional CEQA review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines.

Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established by existing zoning or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. On December 1, 2020, the City Council adopted the Elevated Beaumont General Plan 2040, which serves as the general plan for the City. The General Plan designated the project site as Single-Family Residential (SFR). Tentative Tract Map 38926 proposes to be consistent with the development density established by the SFR land use designation in the General Plan.

In conjunction with adopting the General Plan, the City Council also certified a Program Environmental Impact Report (PEIR) (SCH No. 2018031022). The PEIR identified the following areas as either having a potentially significant impact or an unavoidable impact with the anticipated build-out of the General Plan: Agriculture (MM AG-1 and AG-2), Air Quality (MM AQ-1), Biological Resources (BIO-1 through BIO-4), and Greenhouse Gas (MM GHG-1). As a result of the impacts, the City Council adopted feasible mitigation measures included within the PEIR Mitigation Monitoring and Reporting Program.

On August 15, 2025, an analysis of a CEQA Guidelines Section 15183 (ENV2025-0003) was prepared for the project (Attachment A). The analysis concluded that the proposed

TTM38926 would be consistent with the Final Program EIR for the Elevated Beaumont General Plan 2040, subject to compliance with the approved Mitigation Monitoring and Reporting Program and is exempt from further CEQA review pursuant to Section 15183 of the CEQA Guidelines.

Public Communications:

On October 12, 2025, property owners located within a 300-foot radius of the project site were notified of the public hearing through a mailed notice. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advance notice of the hearing. As of the time of report preparation, the Planning Department has not received any letters of comment from the public in favor of or in 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 (Attachment G).

Approval Authority:

Pursuant to BMC Section 16.04.020, the Planning Commission is designated as the “advisory agency” charged with reviewing and making recommendations on all proposed parcel map land divisions and tentative subdivision maps in the city and authorizes the Planning Commission to conditionally approve 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. In accordance with the Subdivision Map Act and BMC Section 16.32.040, the applicant may apply for a 1-year extension prior to the tentative map’s expiration.

Recommended Action:

Hold a public hearing; and

Recommendation that the City Council approve Tentative Tract Map No. 38926 (TM2024-0002), subject to the conditions of approval; and,

Direct staff to prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. CEQA 15183 Exemption Analysis

- B. Tentative Tract Map No.38926
- C. Proposed Conditions of Approval
- D. General Plan Land Use Element Designation Map
- E. Zoning Map
- F. Aerial Photograph
- G. Radius Map and Labels
- H. 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 and TTM38926
Tentative Tract Map Files