

Subdivision Map Findings:

REQUIRED FINDINGS FOR APPROVAL

Staff has reviewed the application for TM2024-0002 Tentative Tract Map No. 38926 and has determined that the Planning Commission can make the following findings in support of its approval:

Findings Pursuant to the Beaumont Municipal Code (BMC) Title 16 (Subdivisions)

Consistency with General and Specific Plans: The proposed land division, including its design and improvements, is consistent with the applicable goals, policies, and land use designations of the City of Beaumont General Plan and any applicable Specific Plan.

1. The proposed tentative tract map, including its design, lot configuration, and associated improvements, is consistent with the goals, policies, and land use designations contained in the City of Beaumont General Plan, specifically Goal 3.3, 3.3.1 to “support the development of new housing opportunities, as defined by the Land Use Plan contained in this element.”

Site Suitability: The site of the proposed land division is physically suitable for the proposed type and density of development.

2. The site is physically suitable for the proposed subdivision and development density. The property has topography with an average slope less than 20 percent, access to public streets designed to carry volumes of traffic contemplated by the permitted uses in the zone, and availability of utilities, including water and sewer. No geologic, flood, or environmental constraints have been identified that would preclude development in accordance with the tentative tract map.

No Substantial Environmental Damage: The design of the proposed land division and its associated improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

3. The design of the subdivision is not likely to cause substantial environmental damage or result in the injury of fish, wildlife, or their habitat. Environmental review has confirmed that no sensitive species or habitat areas will be adversely affected, and the project’s construction activities and improvements are conditions of approval to ensure compliance with all applicable environmental protection standards.

No Public Health Problems: The design of the proposed land division and the type of improvements are not likely to cause serious public health problems.

4. The design of the subdivision and the type of improvements proposed will not cause serious public health problems. The project will be served by adequate infrastructure and public services, including fire protection, police services,

potable water, and sanitary sewer. All improvements are required to be constructed in accordance with City standards to ensure safe and healthy living conditions.

No Conflict with Public Easements: The design of the proposed land division and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property.

5. The design of the proposed subdivision does not conflict with any existing public easements for access, utilities, or drainage. Any recorded easements have been identified on the tentative tract map.

Findings Pursuant to BMC Title 17 (Zoning Code)

Consistency with Zoning Regulations: The proposed project is consistent with the provisions of BMC Title 17 (Zoning Code), including the development standards for lots, density, and site preparation.

6. The proposed tentative tract map complies with all applicable provisions of Title 17 (Zoning Code), including development standards for minimum lot size, setbacks, density, and site design. The proposed subdivision is consistent with the zoning designation applied to the site and does not require any variances or deviations.

Preservation of Public Welfare: The location, size, design, and operating characteristics of the proposed subdivision will not be detrimental to the public health, safety, and general welfare, or be injurious to the property or improvements in the vicinity.

7. The locations, size, design, and operating characteristics of the subdivision will not be detrimental to the public health, safety, or general welfare, nor will it adversely affect surrounding properties. Adequate infrastructure and circulation improvements will be provided, and all development will comply with applicable City standards to ensure compatibility with adjacent land uses.

CEQA Compliance: The proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).

8. The project complies with the CEQA. Environmental review has been completed, and the City has determined that the project qualifies for Article 12, Section 15183 Exemption (projects consistent with a Community Plan, General Plan, or Zoning). All required mitigation measures, if applicable, have been incorporated as conditions of approval for the tentative tract map.