



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE: March 10, 2020
SUBJECT: Annual Review of Development Agreements

Background and Analysis:

The City of Beaumont Resolution No. 1987-34, adopted May 11, 1987, sets forth the regulations and requirements for the City to enter into a development agreement. The resolution contains six articles addressing the development agreement process. The articles are as follows:

1. Applications
2. Notices and Hearings
3. Standards of Review, Findings and Decision
4. Amendment and Cancellation of Agreement by Mutual Consent
5. Recordation
6. Periodic Review
7. Modification or Termination

Article 6 of Resolution 1987-34 requires that all development agreements be reviewed by Planning Commission, annually. The intent of the annual review is to determine if the property owner (or parties to the development agreement), are complying with the terms of the agreement. The City is required to notify the property owners in writing of the annual review and to publish a notice of the public hearing. If the Commission finds the parties to the agreement to be compliant, the review period is concluded. If the Commission finds the parties non-compliant, it may take actions, per the resolution.

The City has six active development agreements. Of the six active agreements, one project is completed, and one agreement has been in place less than twelve months, leaving four agreements subject to review at this time.

Developer	Project	Start	End	Project Status
Pardee Homes	Sundance SP	08/2004	08/2029	ACTIVE
SDC Fairway Canyon LLC	Fairway Canyon/Tournament Hills	11/2002	11/2027	ACTIVE
LV Heartland LLC	Heartland SP/Olivewood	10/1993	12/2028	ACTIVE
City Ventures	Sunny-Cal SP	09/2007	09/2032	INACTIVE
Oak Valley Partners	Oak Valley Greens/Solera	04/1998	2023	COMPLETE
McDonald Property Group	Hidden Canyon SP	12/2019	12/2026	ACTIVE

Each of the development agreements have specific terms and conditions agreed to by the City and developer.

Oak Valley Partners – Project Completed

McDonald Property Group – Development agreement in place less than twelve months

Pardee Homes

Entitlements:

Sundance Specific Plan, EIR Addendum, Tentative Maps on approximately 200 acres of land for a maximum of 597 single-family residential dwelling units and associated improvements

Terms:

25 years

Key Points:

Revision to original DA for Deutsch SP

Allows for CFD

Fee rates are not locked in

Extends validity of tract maps for length of the DA

SDC Fairway Canyon LLC

Entitlements:

Specific Plan 318, EIR and Addendum, Findings of Substantial Conformance, Vesting Tentative Map

Terms:

25 years

Key Points:

Allows Phasing

Allows for CFD

Fee rates are not locked

LV Heartland LLC

Entitlements:

General Plan Amendment, Specific Plan, EIR, Tentative Maps

Terms:

25 years

Key Points:

Option for one, five (5) year extension if permits for at least 500 residential lots have been issued prior to original expiration

Addressed a settlement agreement issue

Addresses offer of dedication

Allows for CFD and requires a deposit for formation

Provides for establishment of an HOA

Outlines HOA obligations

Requires a Phasing Plan for phasing of the development

Fee rates are not locked in

Extends validity of tract maps for ten years with opportunity for two, one (1) year extensions

Allows for vesting tentative maps

Speaks extensively to sewer treatment and facilities

City Ventures

Entitlements:

General Plan Amendment, Sunny-Cal Specific Plan, EIR, Annexation, Tentative Maps on approximately 200 acres of land for a maximum of 597 single-family residential dwelling units and associated improvements

Terms:

25 years

Key Points:

Allows for CFD

Allows for phasing

Fee rates are not locked in

Provides a Statement of Benefits to the City

This review of development agreements is intended to refamiliarize the Commission with these agreements and reestablish the procedure, per Resolution 1987-34, by which these agreements will be reviewed. Beginning December 2020, each agreement will be reviewed annually at the Planning Commission meeting closest to the anniversary date of the development agreement.

Recommended Action:

Hold a Public Hearing, and

Determine the property owners of the following agreements are demonstrating good faith compliance with the terms of their agreement:

- a. Pardee Homes
- b. SDC Fairway Canyon LLC
- c. LV Heartland LLC
- d. City Ventures

Attachments:

- A. Pardee Homes Development Agreement
- B. SDC Fairway Canyon LLC Development Agreement
- C. LV Heartland LLC Development Agreement
- D. City Ventures Development Agreement