



Staff Report

TO: City Council
FROM: Carole Kendrick, Planning Manager
DATE: December 21, 2021
SUBJECT: **Consideration of PLAN2021-0665, Related to the Conceptual Park Design of Planning Area 21B of the Fairway Canyon Development (Assessor Parcel Number: Portion of 413-790-010 and -057) Located in the Oak Valley and SCPGA Golf Course Specific Plan, North of San Timoteo Canyon Road, West of Tukwet Canyon Parkway**

Background and Analysis:

The Oak Valley SCPGA Specific Plan No. 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 Plan includes the developments of Fairway Canyon and Tournament Hills. The subject property is located within the Fairway Canyon portion of the specific plan.

On September 21, 2021, City Council approved a partial assignment and assumption of the development agreement for Meritage Homes regarding Planning Areas 18A, 18B, 20A1, 20A2, 20B1, 20B2, 20C1, 20C2, 21B, 22A, 22B, 22C, and 22D, which are shown in Attachment C in the green and blue areas. In addition, the partial assignment and assumption of the development agreement refers back to the park agreement that was presented to City Council on September 7, 2021. The agreement provided that the developer will offer to dedicate PA 21B park to the City subject to City Council acceptance and that it has paid prevailing wages and will warrant Mickelson Park and PA 21B park for one year.

On December 7, 2021, City Council approved Tentative Parcel Map 38090 for finance and conveyance purposes. The proposed park site is located on Parcel 7 of Tentative Parcel Map No. 38090 (Attachment B).

The conceptual design for the park has been provided to City staff for comment under PLAN2021-0665 on September 27, 2021. Staff from Public Works, Planning, Building,

Community Services and the Assistant City Manager met with the applicant on October 13, 2021. Comments were provided to the applicant following the meeting and a revised conceptual plan was resubmitted on November 9, 2021.

The updated design for the 6.82-acre park includes a 75 by 110-yard soccer field, two (2) pickle ball courts, a covered tot lot, a restroom building, shade structures and 31 on-site parking spaces. The park fronts onto Sorenstam Drive to the north and west and will be adjacent to future single family lots in Tentative Tract Map No. 31462-21 to the south and east. The conceptual plan is provided as Attachment A to this staff report for discussion and direction.

Fiscal Impact:

Cost to prepare this report and associated documents is approximately \$300. A preliminary review fee of \$907.92 was received for this review.

Recommended Action:

Hold discussion and provide direction on the conceptual park design of Planning Area 21B of the Fairway Canyon development.

Attachments:

- A. Conceptual Park Plan PA21B
- B. Tentative Parcel Map No. 38090
- C. Fairway Canyon Phase 4 Exhibit
- D. Aerial Photograph

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 PLAN2021-0665, Partial Assignment & Assumption of Development Agreement (PLAN2021-0625) Tentative Tract Map No. 31462, Tentative Parcel Map No. 38090 (PM2021-0008), LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.