



January 15, 2021

Transmitted via electronic mail

Kristine Day, Assistant City Manager
Beaumont City Hall
550 E. 6th Street
Beaumont, CA 92223
kday@beaumontca.gov

RE: **Proposed TTM 37802 - Potential sewer service by the City of Beaumont**

Dear Ms. Day;

DR Horton ("Horton") is currently in escrow to purchase the approximately 44-acre property located on Desert Lawn Drive within the City of Calimesa that is subject to proposed TTM 37802 (APN: 413-290-041) ("Subject Property").

As you may be aware, the property is located within the Beaumont-Cherry Valley Water District for water service. However, the property is not located within the service area of any sewer provider. As such, resolution to the plan of service for sewer represents the critical path for Horton to approve acquisition of the property and ultimately develop this planned residential community.

We understand that other City of Calimesa properties in the immediate surrounding area face the same sewer service challenge. We further understand that in December 2002, the Cities of Calimesa and Beaumont entered into a Settlement Agreement that includes a provision to allow the City of Beaumont to provide sewer service to certain properties within the City of Calimesa. However, the Subject Property is **not** one of the properties named in the Settlement Agreement and remains without sewer service, as discussed herein. As such, Horton and the current property owner would like to explore the feasibility of the Subject Property receiving sewer service from the City of Beaumont. Horton recognizes that any potential connection to the City of Beaumont sewer system would require review and approval by the City of Beaumont, City of Calimesa, and the Riverside County Local Agency Formation Commission ("LAFCO").

Tentatively, based on available information regarding the current transmission system and the treatment capacity of the City of Beaumont's sewer system, we believe this to be the best alternative for serving the Subject Property.





In order to confirm the viability of this service option, a detailed evaluation of the capacity and condition of the existing wastewater transmission system will need to be completed. Prior to initiating such a study, per your request, we have asked the City of Calimesa to prepare written confirmation that they would support this proposed annexation. The Calimesa City Council will consider support for the proposal at their next regularly scheduled meeting on Tuesday, January 19, 2021. The staff report for the agenda item is attached for your reference.

Based on staff's support of the proposed annexation and the lack of other reasonable alternatives for service, we anticipate receiving City Council support. Upon receipt of any written confirmation provided, I will forward immediately to your attention.

Based on the above and the timeline restrictions that govern our investigation of this plan for service, we, respectfully request that the City Council of the City of Beaumont consider their support for this proposed annexation at their next available opportunity, which I understand to be February 2, 2021.

If you require additional information or have any outstanding questions regarding this proposal, please contact me directly. We appreciate your consideration of this proposal and are eager to work with you and your staff on this project that will bring nearly two hundred additional homes to a vastly undersupplied housing market.

Sincerely,
DR Horton America's Builder

A handwritten signature in blue ink, appearing to read "Phillip Burum".

Phillip Burum
Vice President



SUBJECT: APPLICANT REQUEST FOR WRITTEN CONFIRMATION OF CITY COUNCIL SUPPORT TO PURSUE CITY OF BEAUMONT SEWER SERVICE FOR PROPOSED TENTATIVE TRACT MAP 37802

MEETING DATE: January 19, 2021

PREPARED BY: Kelly Lucia, Planning Manager

RECOMMENDATION: That the City Council: Provide written confirmation of support for the applicant's (DR Horton) request to pursue sewer service from the City of Beaumont for proposed Tentative Tract Map 37802.

BACKGROUND/DISCUSSION: As Council may be aware, the City of Calimesa is not a utility provider. As such, the City relies upon other public agencies to provide services such as water, electricity, sewer, and gas to its residents. While the majority of Calimesa residents receive sewer service from the Yucaipa Valley Water District, there are approximately 135 acres located in the southwest portion of Calimesa that are not currently within the service area of any sewer provider.

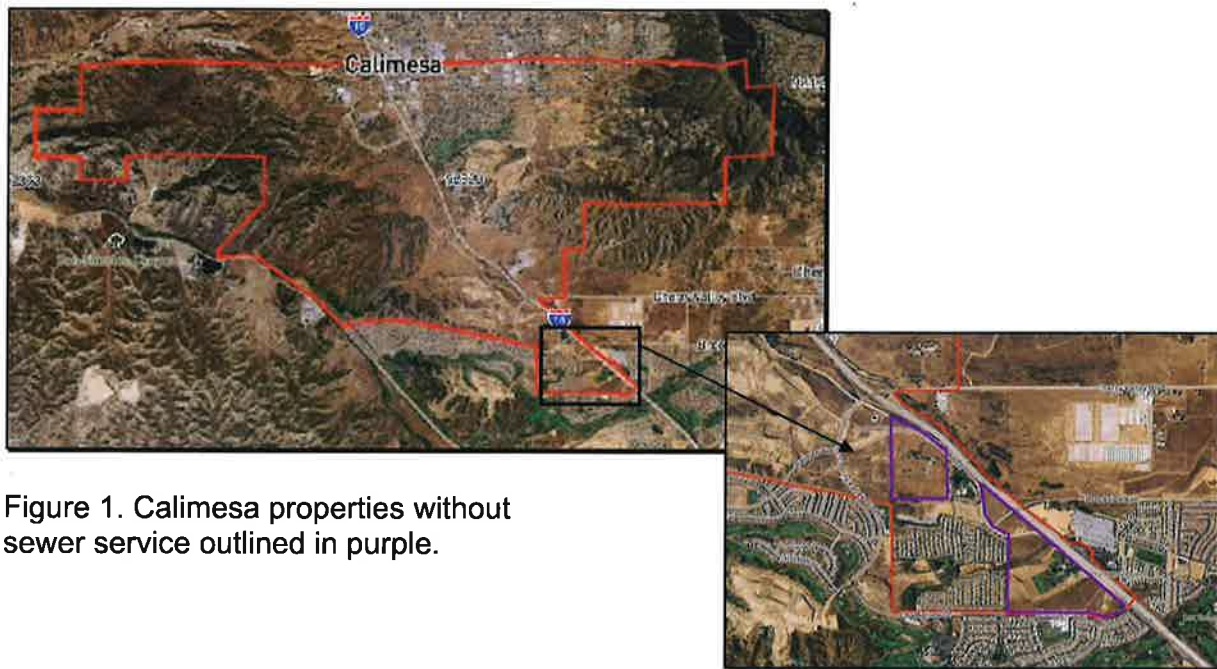


Figure 1. Calimesa properties without sewer service outlined in purple.

One of the affected properties is a 44.37-acre parcel located at 10701 Desert Lawn Drive (APN: 413-290-041). Mr. Fred Riedman, who is the current the owner of the property, is processing a proposed tentative tract map (TTM 37802) to subdivide the property into 179 single-family residential lots. The proposed tentative tract map is under review by the Community Development Department and has not yet been considered for approval by the Planning Commission. The

proposed tentative tract map is included here as Attachment A for reference purposes only.

The property is currently in escrow to be sold to home construction company DR Horton, who is actively constructing two other housing tracts in the City (JP Ranch and a portion of Summerwind Trails, respectively). At this time, DR Horton and the property owner have requested written confirmation of support to pursue sewer service from the City of Beaumont (see Attachment B).

Staff supports the applicants' efforts to explore all possible sewer service options and recommends that Council provide the written confirmation of support as requested. Should the City Council approve Staff's recommendation, the City Clerk will prepare a minute order certifying the Council vote and provide that to the applicant as written confirmation.

FISCAL IMPACT: None.

ATTACHMENTS:

Attachment A: Proposed TTM 37802 (for reference only)
Attachment B: Request from DR Horton, "Proposed TTM 37802 – Potential sewer service by the City of Beaumont"