



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Christina Taylor, Community Development Director  
**DATE:** March 9, 2021  
**SUBJECT:** Annual Development Agreements Review 2021

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### 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 seven 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; and
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 seven (7) active development agreements. Of the seven (7) active agreements, one (1) project is completed, one (1) is not yet active and five (5) are in progress.

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

<b>DEVELOPER</b>	<b>PROJECT</b>	<b>START</b>	<b>END</b>	<b>PROJECT STATUS</b>
Pardee Homes	Sundance	August 2004	August 2029	Active/In Progress
Pardee Homes	Tournament Hills	November 2002	November 2027	Active/In Progress
SDC Fairway Canyon LLC	Fairway Canyon	November 2002	November 2027	Active/In Progress
LV Heartland LLC	Heartland Specific Plan/Olivewood	October 1993	December 2028	Active/In Progress
City Ventures	Sunny-Cal Specific Plan	September 2007	September 3032	Not Active
McDonald Property Group	Hidden Canyon Specific Plan	December 2019	December 2026	Active/In Progress
Oak Valley Partners	Oak Valley Greens	April 1998	April 2023	Complete

**Pardee Homes**

**Entitlements:**

Sundance Specific Plan, EIR Addendum, Tentative Maps on approximately 200 acres of land for a maximum of 4,597 single-family residential dwelling units and associated improvements.

**Term:**

25 years

**Key Points:**

Revision to original DA for Deutsch SP,  
 Allows for CFD,  
 Fee rates are not locked in, and  
 Extends validity of tract maps for length of the DA.

**Pardee Homes**

**Entitlements:**

Tournament Hills is part of Specific Plan 318 (Oak Valley SCPGA), EIR and Addendums, Tentative Maps.

**Term:**

25 years

**Key Points:**

409 dwelling units of the 4,660 dwelling units approved in the Oak Valley SCPGA SP,  
Allows Phasing,  
Allows for CFD, and  
Fee rates are not locked.

**SDC Fairway Canyon LLC****Entitlements:**

Specific Plan 318 (Oak Valley SCPGA), EIR and Addendum, Findings of Substantial Conformance, Vesting Tentative Maps.

**Term:**

25 years

**Key Points:**

Maximum of 4,660 dwelling units,  
Allows Phasing,  
Allows for CFD, and  
Fee rates are not locked.

**LV Heartland LLC****Entitlements:**

General Plan Amendment, Specific Plan, EIR, Tentative Maps.

**Term:**

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; and

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.

#### **Term:**

25 years

#### **Key Points:**

Allows for CFD,  
Allows for phasing,  
Fee rates are not locked in, and  
Provides a Statement of Benefits to the City.

### **McDonald Property Group**

#### **Entitlements:**

Hidden Canyon Specific Plan, EIR, Plot Plan

#### **Term:**

7 years

#### **Key Points:**

Extension of the entitlements for Plot Plan 2018-0134 for a period of seven (7) years from the current expiration date (November 13, 2027),  
The allowance of assignment or transfer of the development agreement, and  
Establishes a maximum allowable sewer flow.

The review of development agreements is intended to comply with Resolution 1987-34 requirements, refamiliarize the Commission with these agreements and ensure appropriate progress is being made. Beginning March 10, 2020, staff re-established the annual review process and each agreement is now reviewed annually at the Planning Commission. City staff has determined for this review period, each of the development agreements are compliant with their respective requirements.

**Recommended Action:**

Hold a Public Hearing, and  
Determine the property owners and participants in the reviewed development agreements are demonstrating good faith and compliance with the terms of their respective agreements.

**Attachments:**

- A. DA Map
- B. Resolution 1987-34
- C. Pardee Homes Development Agreement Sundance
- D. Pardee Homes Development Agreement Tournament Hills
- E. SDC Fairway Canyon Development Agreement
- F. LV Heartland LL Development Agreement Olivewood
- G. City Ventures Development Agreement SunnyCal
- H. Beaumont Crossroads II (Hidden Canyon) Development Agreement