



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: June 6, 2023
SUBJECT: Active Development Agreements

Description Current Status of Active 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 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.

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.

DEVELOPER	PROJECT	START	END	PROJECT STATUS
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 2032	Not Active Reassign
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.

Resolution 1987-34 requires annual review of development agreements by the Planning Commission. Beginning in 2020, staff re-established the annual review process and each agreement is now reviewed annually at the Planning Commission. During each review period, it is determined whether or not each of the development agreements are compliant with their respective requirements. For the previous review periods, each agreement was found to be in compliance.

Fiscal Impact:

The cost to prepare this report is approximately \$250.

Recommended Action:

Receive and file.