



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: July 18, 2023
SUBJECT: Update on Sundance Specific Plan Improvement Requirements

Description Status update on remaining improvements related to the Sundance Specific Plan.

Background and Analysis:

The Deutsch Specific Plan was originally approved in 1990 which allowed for the development of 1,162 acres which included 1,968 single family residences, 2,208 patio residences, and 675 condominium/apartment units. Actual development of the plan area did not commence until 2001.

In 2004, the Deutsch Specific Plan was amended and renamed to the Sundance Specific Plan (Sundance SP). The amended Sundance SP allowed for up to 4,450 dwelling units. A comparison of the land use changes is shown below:

Table 2.1. Land Use Comparison Summary

Land Use	<i>Deutsch Specific Plan</i>		<i>Sundance Specific Plan</i>	
	Acres	Percent	Acres	Percent
Residential	905	78%	863	72%
Commercial	15	1%	27.5	2%
Parks/Open Space	65	6%	143	12%
Schools	62	5%	70	6%
Recreation Vehicle Storage ¹	0	0%	10	1%
Infrastructure/Utility	115	10%	81.5	7%
TOTAL	1,162 (1,135)²	100%	1,195	100%

The Sundance SP identified the following mitigation measures which replaced the mitigation measures listed in the Deutsch SP:

1. Construct Cherry Avenue from Brookside Avenue to Oak Valley Parkway at its ultimate half-section width as a Secondary (88 foot ROW and 64 foot curb-to-curb width) in conjunction with development.

2. Construct Brookside Avenue from Cherry Avenue to Highland Springs Avenue at its ultimate half-section width as a Secondary (88 foot ROW and 64 foot curb-to-curb width) in conjunction with development.
3. Construct Highland Springs Avenue from Brookside Avenue to 8th Street at its ultimate half-section width as an Arterial (110 foot ROW and 86 foot curb-to-curb width) in conjunction with development.
4. Construct 8th Street from Xenia Avenue to Highland Springs Avenue at its ultimate half-section width as a Secondary (88 foot ROW and 64 foot curb-to-curb width) in conjunction with development.
5. Construct Oak Valley Parkway from Cherry Avenue to Highland Springs Avenue at its ultimate full-section width as a Major (100 foot ROW and 76 foot curb-to-curb width) in conjunction with development.
6. Construct Xenia Avenue from Starlight Avenue to 8th Street at its ultimate full-section width as a Major (100 foot ROW and 76 foot curb-to-curb width) in conjunction with development.
7. Construct Starlight Avenue from Cougar Way to Highland Springs Avenue at its ultimate full-section width as a Divided Collector (78 foot ROW and 56 foot curb-to-curb width) in conjunction with development.
8. Construct Cougar Way from Cherry Avenue to Highland Springs Avenue at its ultimate full-section width as a Secondary (88 foot ROW and 64 foot curb-to-curb width) in conjunction with development.
9. Onsite traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.
10. Adequate onsite parking should be provided to meet the City of Beaumont's parking requirements.
11. Sight distance at the project entrances shall be reviewed with respect to standard California Department of Transportation (Caltrans)/City of Beaumont sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.
12. Traffic signals shall be installed at the following intersections:
 - Cherry Avenue (NS) at Oak Valley Parkway (EW)
 - Starlight Avenue (NS) at Oak Valley Parkway (EW)
 - Xenia Avenue (NS) at:
 - Starlight Avenue (EW)
 - 8th Street (EW)
 - Highland Springs Avenue (NS) at:
 - Oak Valley Parkway (EW)
 - Starlight Avenue (EW)
 - Cherry Avenue (NS) at Cougar Way (EW)
 - Starlight Avenue (NS) at Cougar Way (EW)
 - Highland Springs Avenue at Cougar Way (EW)

13. The project applicant shall participate in the phased construction of the following off site roadway segments (Figure 3.8) through payment of established City of Beaumont fees and participation in the Transportation Uniform Mitigation Fees (TUMF) Program, or construction of the following offsite facilities under appropriate fee credit agreements:
- Provide ramp and bridge improvements at the Oak Valley Parkway/I-10 interchange.
 - Provide ramp and bridge improvements at the Highland Springs Avenue/I-10 interchange.
 - Widen Oak Valley Parkway from I-10 to Oak View Drive to provide four through travel lanes.
 - Widen Oak Valley Parkway from Oak View Drive to Beaumont Avenue to provide four through travel lanes.
 - Widen Highland Springs Avenue from Oak Valley Parkway to 6th Street to provide four through travel lanes.
 - Widen Highland Springs Avenue from 6th Street to I-10 to provide six through travel lanes.
 - Widen Oak Valley Parkway from Beaumont Avenue to Cherry Avenue to provide four through travel lanes.
 - Widen Pennsylvania Avenue from 6th Street to I-10 to provide four through travel lanes.

The Sundance SP states that after implementation of the preceding mitigations, “no significant impact would occur.”

Additionally, Condition of Approval #19 of the Third Amendment to the Sundance SP states that:

19. A land use buffer shall be established along the site's northerly perimeter, along the entire length of Brookside Avenue to provide a proper land use transition for what is anticipated to be lower density residential development in the future. Said buffer shall provide for a masonry wall as approved by the Director of Planning, along with landscape improvement requirements to be set forth upon the review of subdivision maps for the subject area. These improvements shall be in addition to the improvements associated with the Brookside Avenue right-of-way.

Staff is currently working with the developer to ensure that the required mitigations are implemented, or fair share contributions have been provided to satisfy their prorata share. Many of the specific mitigations and improvements have been satisfied in accordance with the Sundance SP, associated Conditions of Approval, and the Development Agreement.

Staff is currently performing a bond reconciliation for Sundance public improvements. City records show that 70 performance and/or maintenance bonds are still in effect for various street, traffic signal, sewer, drainage, monuments, and landscape improvements.

Currently, Tri-pointe Homes has approximately 270 remaining residences to construct within the Sundance area. Realizing City Council concerns and the fact that this development is nearing completion, staff intends to develop a timing and implementation plan for remaining improvements. To ensure forward progress, the City Manager, Community Services Director, and Public Works Director meet monthly with the developer to address these specific issues. Furthermore, staff has recently worked with the developer to facilitate the following improvements:

- PA14 Cherry Valley Landscaping – Landscaping improvements on the east side of Cherry Avenue, between Eight Street and Tenth Street, are currently underway and expected to be complete within the 2 months.
- PA26 Basin Landscape – Landscape improvements for the detention basin at the northeast corner of Oak Valley Parkway and Starlight Avenue are largely complete pending completion of “punch-list” items.
- Brookside Avenue Improvements – Developer is currently working on conceptual design for street and drainage improvements. Historically, stormwater run-from the upstream areas has inundated Brookside in moderate rain events. Recent drainage improvements constructed by Riverside County Flood Control (Flood Control) have significantly reduced the flooding potential and made remediation for Brookside Avenue feasible.

Additionally, Flood Control has a current project in the preliminary engineering phase which will mitigate drainage issues related to the unimproved areas of Marshall Creek, particularly the intersection of Cherry Avenue and Brookside Avenue. Pending improvements being requested by the developer will widen Brookside Avenue, remediate flooding issues in cooperation with Flood Control, and create a landscape buffer between Brookside Avenue and the northerly boundary of the Sundance SP.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$750.

Recommended Action:

Receive and file the update on the Sundance Specific Plan Improvement requirements.