



Staff Report

TO: City Council

FROM: Katie Jenson, Assistant Planner
Carole Kendrick, Interim Community Development Director

DATE February 18, 2025

SUBJECT: PLAN2024-0145, PLAN2024-0146, PLAN2025-0147, PLAN2024-0149, PLAN2024-0150, PLAN2024-0151, PLAN2024-0152 Annual Review of Active Development Agreements (DA)

Description Annual review 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 (Attachment A). The resolution contains seven (7) 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 the 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. Beginning in 2020, staff re-established the annual review process and each agreement is now reviewed annually at the Planning Commission. 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. For the previous review periods each agreement was found to be in compliance.

The City currently has seven (7) active development agreements. Of the seven (7) active agreements, one (1) project is completed, one (1) is not 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	TERM	PROJECT STATUS
Pardee Homes	Sundance	August 2004	August 2029	25 years	Active/In Progress
Pardee Homes	Tournament Hills	November 2002	November 2027	25 years	Active/In Progress
SDC Fairway Canyon LLC	Fairway Canyon	November 2002	November 2027	25 years	Active/In Progress
LV Heartland LLC	Heartland Specific Plan/Olivewood	October 1993	December 2028	35 years	Active/In Progress
Exeter Cherry Valley Land LLC	Sunny-Cal Specific Plan	September 2007	September 2032	25 years	Not Active
McDonald Property Group	Hidden Canyon Specific Plan	December 2019	December 2026	7 years	Complete
USEF Crossroads III, LLC	Rolling Hills	June 2021	Terminated upon either party's request	N/A	Active/ In Progress

Pardee Homes (PLAN2024-0150)

Entitlements consist of 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. There were revisions to the original DA for Deutsch SP that allows for Community Facilities District (CFD), fee rates are not locked in and extends validity of tract maps for length of the DA (see Attachment C).

Pardee Homes (PLAN2024-0152)

Tournament Hills is part of Specific Plan 318 (Oak Valley SCPGA) more specifically, 409 dwelling units of the 4,660 dwelling units approved in the Oak Valley SCPGA SP, other entitlements consist of Tentative Maps, EIR and Addendums. The DA allows for

Phasing, Community Facilities District (CFD) and fee rates are not locked (see Attachment D).

SDC Fairway Canyon LLC (PLAN2024-0145)

This DA is a part of Specific Plan 318 (Oak Valley SCPGA) with a maximum of 4,660 dwelling units. Entitlements also include EIR and Addendum, Findings of Substantial Conformance, Vesting Tentative Maps. The DA allows for Phasing, Community Facilities District (CFD) and fee rates are not locked (see Attachment E).

LV Heartland LLC (PLAN2024-0146)

The Heartland SP consists of 417 acres allowing for a maximum of 1,224 residential units and 11 acres of commercial land. Entitlements also include a General Plan Amendment, Specific Plan, EIR, and Tentative Maps. The DA has an option for one, five (5) year extension if permits for at least 500 residential lots have been issued prior to original expiration. The DA addresses a settlement agreement issue and offers dedication. It allows for a Community Facilities District (CFD) and requires a deposit for formation. The DA provides for the establishment of a Homeowners Association (HOA) and outlines HOA obligations. It requires a Phasing Plan for phasing of the development and fee rates are not locked in. The DA extends validity of tract maps for ten years with the opportunity for two, one (1) year extensions and allows for vesting tentative maps. It also speaks extensively to sewer treatment and facilities (see Attachment F).

Exeter Cherry Valley Land LLC (PLAN2024-0151)

Entitlements include 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. The DA allows for Community Facilities District (CFD) and phasing. Fee rates are not locked in, and it provides a Statement of Benefits to the City (see Attachment G).

McDonald Property Group (PLAN2024-0147)

This DA is a part of Hidden Canyon Specific Plan. Entitlements include Specific Plan, EIR, and Plot Plan. Extension of the entitlements for Plot Plan 2018-0134 for a period of seven (7) years from the current expiration date (November 13, 2026). The allowance of assignment or transfer of the development agreement and establishes a maximum allowable sewer flow (see Attachment H).

USEF Crossroads I, LLC

This DA's entitlements include Rolling Hills Specific Plan, EIR, General Plan Amendment, Addendums, Plot Plan, and Parcel Map. The DA allows for 3 million square feet of industrial development which consists of 126 developable acres in the Rolling Hills Specific Plan. The original Rolling Hills Specific Plan was adopted in April 1991 and amended in 2000 ("First Amendment"), 2002 ("Second Amendment") and

2004 ("Third Amendment") to reflect changing market conditions and planning considerations. The Fourth Amendment in 2018 was three-fold, to amend zoning standards in the Specific Plan to increase allowable building height, amend zoning ordinance to clearly delineate the uses which are permitted and not permitted in this SPA Zone, and third to amend Permitted Land Uses to recognize that the City has eliminated the LM zoning classification on which the Permitted Land Uses were based and replaced it with a proposed Land use list based on the current M zoning classification. In 2021, a Development Agreement was adopted to address sewer discharge limitations and establish a maximum allowable sewer flow (see Attachment I).

Good Faith and Compliance:

Staff has reviewed all of the current Development Agreements and has determined that all property owners and participants have demonstrated good faith and compliance.

Planning Commission Authority:

Pursuant to Resolution 1987-34, Article 6, Section 601 states that “the City shall review the development agreement every 12 months from the date the agreement is entered into”. Section 603 requires that the Planning Commission “conduct a public hearing at which the property owner must demonstrate good faith compliance with the terms of the agreement”. Resolution 1987-34 is provided as Attachment A to this staff report. At the February 12, 2025, Planning Commission by a vote of 4-0 made the determination that development agreements are in compliance.

Public Communications:

The annual review was published with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see Attachment J). At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Fiscal Impact:

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

Recommended Action:

Receive and file.

Attachments:

- A. Resolution No. 1987-34
- B. Development Agreement Map
- C. Pardee – Sundance DA (PLAN2024-0150)
- D. Pardee – Tournament Hills DA (PLAN2024-0152)
- E. Fairway Canyon DA (PLAN2024-0145)
- F. Heartland DA (PLAN2024-0146)
- G. Exeter Cherry Valley – SunnyCal DA (PLAN2024-0151)
- H. Hidden Canyon DA (PLAN2024-0147)
- I. Rollings Hills DA (PLAN2024-0149)
- J. Proof of Publication

Incorporated by Reference:

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Contents of City of Beaumont Planning Department's Development Agreement Project File PLAN2024-0145 through -0152, PLAN2021-0625, PLAN2021-0776, PLAN2022-0875, PLAN2023-0906 and PLAN2023-0920