



## Staff Report

**TO:** City Council

**FROM:** Steven D. Jones, Community Development Director  
Katie Jenson, Assistant Planner

**DATE:** September 2, 2025

**SUBJECT:** Council-Requested Annual Review of Development Agreements and Resolution Amending the Review Responsibility from the Planning Commission to the City Council

---

**Description:** Council requested annual review of the City's active Development Agreements PLAN2024-0145, PLAN2024-0146, PLAN2025-0147, PLAN2024-0149, PLAN2024-0150, PLAN2024-0151, PLAN2024-0152 and DA-98-1; and consideration of a resolution changing the DA annual review responsibility from the Planning Commission to the City Council.

### **Background and Analysis:**

At the request of City Council at the regularly scheduled Beaumont City Council meeting of February 18, 2025, staff presented an annual review of active development agreements. During the item's discussion, Council questioned the use of community facilities districts (CFDs) to finance public infrastructure for certain projects and phasing. Staff clarified this as common practice and appropriate when consistent with DA provisions. Council Member White requested the item return to a future Council meeting with more details pertaining to CFDs. Since then, staff has clarified with Council Member White the intent of the request and, thus, will be bringing the CFD policy and review under a separate discussion item.

Resolution No. 1987-34 (DA Resolution), adopted May 11, 1987, sets forth the regulations and requirements for the City to enter into a development agreement (Attached) to include provisions for standards of review, findings, and decision, amendment, periodic review, and modification or termination.

Article 6 of the DA Resolution requires that all development agreements be reviewed by the Beaumont Planning Commission (Commission) annually to determine property owner (or parties to the development agreement) compliance with the terms of the agreement. Previous Commission review periods found DA parties to be following DA provisions.

The City currently has nine (9) development agreements in effect. Of the nine (9), one (1) project has been completed, two (2) are inactive but have not expired, and six (6) are in progress, as shown in Table 1 below. Each of the development agreements have specific terms and conditions mutually agreed to by the City and developer.

Table 1

	DEVELOPER	PROJECT	START	END	TERM IN YEARS	AMEND- MENT	HOMES PLANNED	REMAINING HOMES (%)	PROJECT STATUS
1	Pardee Homes <b>PLAN2024-0150</b>	Sundance	August 2004	August 2029	25	None to date	4,597	2%	Active/In Progress
2	Pardee Homes <b>PLAN2024-0152</b>	Tournament Hills	November 2002	November 2027	25	May 19, 2024	409	0%	Active/In Progress
3	SDC Fairway Canyon, LLC <b>PLAN2024-0145</b>	Fairway Canyon	November 2002	November 2027	25	July 15, 2020	4,660	8.5%	Active/In Progress
4	LV Heartland, LLC <b>PLAN2024-0146</b>	Olivewood/Heartland Specific Plan	October 1993	December 2028	35	December 7, 2016	1,224	1%	Active/In Progress
5	Exeter Cherry Valley Land, LLC <b>PLAN2024-0151</b>	Sunny-Cal Specific Plan	September 2007	September 2032	25	None to date	597	100%	Inactive
6	McDonald Property Group	Hidden Canyon Specific Plan	December 2019	December 2026	7	None to date	N/A	N/A	Complete

	<b>PLAN2024-0147</b>								
7	USEF Crossroads III, LLC <b>PLAN2024-0149</b>	Rolling Hills	June 2021	Terminated upon either party's request	N/A	None to date	N/A	N/A	Inactive
8	Beaumont Pointe Partners, LLC	Beaumont Pointe	July 2024	July 2034	10	None to date	N/A	N/A	Active/ In Progress
9	Oak Valley Partners, LLC <b>DA 98-DA-1</b>	Oak Valley Greens/ Solera	April 1998	April 2033	35	None to date	2,246	0%	Active

### 1. **Pardee Homes' Sundance Specific Plan (PLAN2024-0150)**

Approved entitlements for the project consisted of the Sundance Specific Plan (SP), final environmental impact report (EIR), EIR Addendum, tentative tract maps on approximately 200 acres of land for a maximum of 4,597 single-family residential dwelling units, and associated improvements. Revisions were made to the original DA for Deutsch SP that allow for the formation of a CFD, variable fee rates, and extensions of the validity of tract maps for the length of the DA (see Attachment C).

- Property owners: *Pardee Homes (Tri Pointe Homes)*.
- Annexation status: *Annexed*.
- Homes planned: *4,597*.
- Homes left to build: *80*.
- *Status of Plan Checking: In review*.
- *Status of Permitting: (No. of homes that have pulled permits by percentage):98%*.
- *Public Facilities Planned and Not Yet Built: Public infrastructure within the project area including street lighting, roads, sidewalks, and appurtenant facilities*.
- *Current CFDs/IAs: CFD 93-1/IAs 8A-F*.
  - *Term start dates: March 22, 2002 – May 29, 2015*.
  - *Term end dates: 2042-43 – 2055-56 Fiscal Years or until a range of \$10,000,000 - \$7,834,000 of public infrastructure and services costs adjusted for inflation are satisfied*.
  - *Complete: No*.
  - *Eligible to Incur Further Bond Indebtedness: No*.
  - *Amount of Further Bond Indebtedness: N/A*.
- *Amendments to DA: None to date*.
- *DA expiration date: August 2029*.

### 2. **Pardee Homes' Tournament Hills at Oak Valley Specific Plan (PLAN2024-0152)**

Tournament Hills is part of Specific Plan 318 (Oak Valley SCPGA) with entitlements for tentative maps and addendums to the EIR. The DA allows for phasing, annexation to a CFD, and variable formation and fee rates (see Attachment D).

- Property owners: *Pardee Homes (Tri Pointe Homes)*.
- Annexation status: *Annexed*.
- Homes planned: *409*.
- Homes left to build: *0*.
- *Status of Plan Checking: Complete*.
- *Status of Permitting: (No. of homes that have pulled permits by percentage):100%*.
- *Public Facilities Planned and Not Yet Built: None*.
- *Current CFDs/IAs: CFD 93-1/IAs 17A -C*.

- *Term start dates: July 1, 2005, December 5, 2006, and July 10, 2012.*
- *Term end dates: 2043-44, 2050-2051, and 2056-57 Fiscal Years or until \$9,750,000, 12,000,000, and/or \$6,300,000 in public facilities infrastructure and/or services costs adjusted for inflation are satisfied.*
- *Complete: Yes.*
- *Eligible to Incur Further Bond Indebtedness: No.*
- *Amount of Further Bond Indebtedness: N/A.*
- *Amendments to DA: May 29, 2014*
- *DA expiration date: November 2027*

### 3. **SDC Fairway Canyon LLC (PLAN2024-0145)**

This DA was also a part of Specific Plan 318 (Oak Valley SCPGA). Entitlements also included an EIR addendum, substantial conformance findings, and vesting tentative tract maps. The DA allows for phasing development, annexation into a CFD and variable formation and fee rates (see Attachment E).

- *Property owners: SDC Fairway Canyon LLC*
- *Annexation status: Annexed*
- *Homes planned: 4,660*
- *Homes left to build: 394*
- *Status of Plan Checking: In progress.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage):91.5%*
- *Public Facilities Planned and Not Yet Built: Public infrastructure within the project area including street lighting, roads, sidewalks, and appurtenant facilities.*
- *Current CFDs/IAs: CFD 93-1/IAs 19A-F.*
  - *Term start dates: November 3, 2004.*
  - *Term end date: 2043-44 Fiscal Year or until \$40,000,000 in public facilities infrastructure and/or services costs adjusted for inflation are satisfied.*
  - *Complete: No.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*
- *Amendments to DA: First Amendment July 15, 2020*
- *DA expiration date: November 2027*

### 4. **Olivewood formerly LV Heartland LLC (PLAN2024-0146)**

Olivewood., formerly known as the Heartland community, is completely comprised of the Heartland Specific Plan 417-acre project area. The Heartland's Olivewood allows a maximum of 1,224 residential units and 11 acres of commercial land. Entitlements for this plan area included adoption of a Beaumont General Plan amendment and the specific plan, certification of an EIR, and approval of tentative tract maps. The DA has an option for one, five (5) year extension since permits for at least 500 residential lots were issued prior to original expiration. The DA addresses a settlement agreement issue, offers open

space land dedication, allowed for the formation of a CFD and a homeowner's association (HOA), required a deposit for said CFD formation to include sewer treatment of facilities, and outlined HOA obligations. A phasing plan was required, and variable fee rates were authorized. The DA extended validity of tract maps for 10 years with the opportunity for two (2), one (1) year extensions and authorized the filing of vesting tentative maps (see Attachment F).

- Property owners: *Taylor Morrison Homes*
- Annexation status: *Annexed*
- Homes planned: *1,224*
- Homes left to build: *8*
- *Status of Plan Checking: In progress.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage):99%*
- *Public Facilities Planned and Not Yet Built: Public infrastructure within the project area including street lighting, roads, sidewalks, and appurtenant facilities.*
- *Current CFDs/IAs: CFDs 93-1, 2018-1/IA 5.*
  - *Term start date: 1993-94 Fiscal Year, July 1, 2018.*
  - *Term end date: 2043-44 Fiscal Year.*
  - *Complete: No.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*
- Amendments to DA: *First Amendment December 7, 2016*
- DA expiration date: *December 2028*

#### 5. **Exeter Cherry Valley Land LLC (PLAN2024-0151)**

Entitlements included an adopted Beaumont General Plan amendment and the Sunny-Cal Specific Plan, a certified EIR, annexation, and approved tentative tract maps on approximately 200 acres of land for a maximum of 597 single-family residential dwelling units and associated improvements. The DA allows for CFD formation, phasing variable fee rates, and the Sunny Cal Specific Plan Statement of Benefits to the City is provided (see Attachment G).

- Property owners: *Exeter Cherry Valley Land LLC*
- Annexation status: *Annexed*
- Homes planned: *597*
- Homes left to build: *597*
- *Status of Plan Checking: N/A.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage):0%*
- *Public Facilities Planned and Not Yet Built. Public infrastructure within the project area including street lighting, roads, sidewalks, and appurtenant facilities.*
- *Current CFDs/IAs: CFD 93-1/IA 21.*
  - *Term start date: N/A.*
  - *Term end date: N/A.*

- *Complete: No.*
- *Eligible to Incur Further Bond Indebtedness: No.*
- *Amount of Further Bond Indebtedness: N/A.*
- *Amendments to DA: None to date*
- *DA expiration date: September 2032*

#### **6. McDonald Property Group (PLAN2024-0147)**

This DA is a part of the Hidden Canyon Specific Plan. Entitlements included the specific plan, a certified EIR, and approved plot plan. Extensions were available for a period of up to eight (8) years from the initial expiration date (November 13, 2026) (see Attachment H).

- *Property owners: McDonald Property Group*
- *Annexation status: Annexed*
- *Homes planned: N/A*
- *Homes left to build: N/A*
- *Status of Plan Checking: Completed.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage):N/A*
- *Public Facilities Planned and Not Yet Built: N/A.*
- *Current CFDs/IAs: No; N/A.*
  - *Term start date: December 5, 2006.*
  - *Term end date: 2143-44<sup>1</sup> Fiscal Year, or until 18,000,000 in public facilities infrastructure and/or services costs adjusted for inflation are satisfied.*
  - *Complete: Yes.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*
- *Amendments to DA: None to date*
- *DA expiration date: December 2026*

#### **7. USEF Crossroads I, LLC**

The entitlements authorized and vested by the DA include a general plan amendment and the Rolling Hills Specific Plan, a certified EIR, addendums to the EIR, an approved plot plan, and an approved tentative parcel map for 3 million square feet of industrial development. 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 land use, planning and zoning trends for resilient and sustainable development. The 2018 Fourth Amendment was three-fold: 1. increase allowable building height, 2. clarify the permitted uses, and 3. recognize an eliminated zoning classification. In 2021, a separate DA was adopted to

---

<sup>1</sup> Typographical error; typical terms traditionally range less than 100 years as is mentioned in other CFDs and other phases of the same CFD.

address sewer discharge limitations and establish a maximum allowable sewer flow (see Attachment I).

- Property owners: *USEF Crossroads I LLC*
- Homes planned: *N/A*
- Annexation status: *Annexed*
- Homes left to build: *N/A*
- *Status of Plan Checking: N/A.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage): N/A*
- *Public Facilities Planned and Not Yet Built: N/A.*
- *Current CFDs/IAs: No; N/A.*
  - *Term start date: N/A.*
  - *Term end date: N/A.*
  - *Complete: No; N/A.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*
- Amendments to DA: *None to date*
- DA expiration date: *Upon Request*

#### 8. **Beaumont Pointe Partners, LLC**

Entitlements included an annexation, plan of services, pre-zone, general plan, amendment, specific plan, sign program, tentative parcel map, and a certified EIR. The DA contemplates a proposed 4,995,000 square feet of industrial uses, a 35,000 square-foot self-storage facility, 246,000 square feet of general commercial uses, a 125-room hotel (approximately 90,000 square feet), for a total of approximately 5,331,000 square feet of developed area. The DA considered phased development and variable rates and fees, requires the construction of a new onsite sewer lift station that shall be constructed prior to issuance of the first project certificate of occupancy.

- Property owners: *Beaumont Pointe Partners LLC*
- Annexation status: *Pending Annexation*
- Homes planned: *N/A*
- Homes left to build: *N/A*
- *Status of Plan Checking: N/A.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage): N/A*
- *Public Facilities Planned and Not Yet Built: N/A.*
- *Current CFDs/IAs: No; N/A.*
  - *Term start date: N/A.*
  - *Term end date: N/A.*
  - *Complete: No; N/A.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*

- Amendments to DA: *None*
- DA expiration date: *July 2034*

#### 9. **Oak Valley/Solera/Renaissance**

Entitlements included an annexation, specific plan, tentative tract maps, and a certified EIR. The DA, EIR, and entitlements contemplated commercial uses, open space, and residential units and was extended to 35 years since permits had been issued and completed within the project area during the initial 25-year term.

- Property owners: *Oak Valley Partners, LLC*
- Annexation status: *Annexed*
- Homes planned: *2,246*
- Homes left to build: *0*
- *Status of Plan Checking: N/A.*
- *Status of Permitting: (No. of homes that have pulled permits by percentage):100%*
- *Public Facilities Planned and Not Yet Built: N/A.*
- *Current CFDs/IAs: CFD 93-1/IA 14A-B.*
  - *Term start date: 2000-01 Fiscal Year.*
  - *Term end date: 2036-37 Fiscal Year.*
  - *Complete: No.*
  - *Eligible to Incur Further Bond Indebtedness: No.*
  - *Amount of Further Bond Indebtedness: N/A.*
- Amendments to DA: *None*
- DA expiration date: *April 28, 2033*

<b>DEVELOPMENT AGREEMENT</b>	<b>START</b>	<b>END</b>	<b>TERM</b>
Lockheed Corp	June 1995	June 2015	20 Years
Inland Investments Inc./ Orangewood	August 1993	August 2018	25 years
Wolverine/ McDonald Prop Group	December 1993	December 2018	25 years
Hi-Sixty Associates	1994	2019	25 years
Coscan/ Stewart Partnership	December 1993	December 2018	25 years
Loma Linda University Wal-Mart	March 2005	March 2030	25 years
Loma Linda University Home Depot	March 2005	March 2030	25 years
Olinger Commercial	November 1993	November 2018	25 years
Loma Linda University - Seneca Springs	December 1993	December 2018	25 years
Omega Homes	September 1994	September 2019	25 years
Pulte Home Corporation	July 2003	July 2013	10 years
High Desert Partners, LLC	December 2013	December 2017	5 years
Fellowship of the Pass	April 2004	April 2007	3 years
Highland Farms	May 1991	May 2016	25 years

**Good Faith and Compliance:**

Property owners and participants have demonstrated good faith and compliance efforts.

**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.” On February 12, 2025, at the regularly scheduled Beaumont Planning Commission meeting by a vote of 4-0 made the determination that the active and effective development agreements comply with provisions.

## **Public Communications:**

The Planning Commission annual review was published with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see attached). There were no written or in person comments received at the public hearing.

## **Summary:**

The Beaumont Planning Commission's authority to review DAs is advisory in nature and limited to making recommendations to adopt ordinances authorizing the agreements. While the Commission may evaluate proposed development agreements for consistency with the General Plan, zoning, and land use policy, the City Council retains the exclusive and ultimate authority to adopt ordinances authorizing the City to enter into and implement such agreements, pursuant to state law (Gov. Code § 65864 et seq.) and local municipal code provisions. Therefore, since any action taken by the Commission regarding a development agreement is non-binding and subject to final Council approval, it would be appropriate that compliance reviews be heard by the same body. This would facilitate a streamlined decision-making process to remedy any discrepancies, irregularities, or noncompliance issues without delay.

Staff recommends the City Council adopt the attached Resolution changing the DA annual review responsibility from the Planning Commission to the City Council.

## **Fiscal Impact:**

The cost to prepare this report is approximately \$350.

## **Recommended Action:**

Receive and file this report;

And waive the full reading and adopt by title only, "A Resolution of the City Council of the City Of Beaumont, California, Amending Development Agreement (DA) Periodic Review Requirements"

## **Attachments:**

- A. Draft Resolution
- B. Staff Report Dated February 18, 2025