



Staff Report

TO: City Council
FROM: Carole Kendrick, Planning Manager
DATE February 7, 2023
SUBJECT: Second Reading: Fairway Canyon - Meritage Development Agreement Amendment PLAN2022-0776

Description: Consideration of an amendment to the Fairway Canyon Development Agreement. The proposed amendment includes revisions to Planning Area 20 that subdivide Planning Area 20B into 20B and 20D; and revise the unit count and density within all subareas of Planning Area 20. The subject property is located northwest of Sorenstam Drive in Phase 4 of the Oak Valley & SCPGA Golf Course Specific Plan.

Background and Analysis:

The Oak Valley SCPGA Specific Plan #318 encompassing 1,747.9 acres allowing 4,355 dwelling units was adopted by the County of Riverside on August 14, 2001. The property was annexed into the City of Beaumont on April 9, 2003, by the Local Agency Formation Commission (LAFCO) by LAFCO 2002-43-5. The Oak Valley SCPGA Specific includes the developments of Fairway Canyon and Tournament Hills. The subject property is located within the Fairway Canyon portion of the specific plan.

The site was also subject to a development agreement originally entered into in November 2003 and amended in July 2004 and June 2020. Meritage Homes has purchased Planning Areas 18A, 18B, 20A1, 20A2, 20B1, 20B2, 20C1, 20C2, 21B, 22A, 22B, 22C, and 22D, which are shown in Exhibit D in the purple and blue areas. The partial assignment and assumption of the development agreement transferred rights from SDC Fairway Canyon LLC to Meritage Homes of California, Inc. and was approved by the City Council on September 21, 2021.

On May 9, 2022, Meritage Homes of California, Inc. submitted a request to amend the existing Development Agreement regarding Planning Area 20 including the sub planning area boundaries, maximum unit count and density. Planning Area 20 as currently approved includes three (3) sub planning areas. The existing and proposed changes are shown in the table below and as Exhibit D to this staff report:

Approved per Development Agreement				Proposed Amendment			
PA	Acreage	Unit Count	Density	PA	Acreage	Unit Count	Density
20A	37.7	127	3.4	20A	37.5	146	3.9
20B	24.5	125	5.1	20B	14.6	86	5.9
20C	47.6	164	3.4	20C	44.7	197	4.4
				20D	12.8	0	0
Totals	109.8	416	4.0	Totals	109.6	429	4.7

The proposed changes will include updating Exhibit 3 “Operative Planning Area Summary Table” of the development agreement, which is attached as Exhibit E to this staff report. The amendments proposed are due to Beaumont Unified School Districts interest in 12.56 acres located within the Specific Plan. Planning Area 20B is proposed to be subdivided into two Planning Areas, that would retain Planning Area 20B for residential development and Planning Area 20D would be identified as a school site.

The revisions to the Planning Areas slightly alter the acreage by 0.2 acres due to boundary line updates for the overall Planning Area, which are shown in Attachment D. In addition, the overall density for Planning Areas 20A, 20B and 20C will be increased to absorb the density from proposed Planning Area 20D (School Site).

The entirety of the Specific Plan that includes Fairway Canyon and Tournament Hills allowed for a total of 4,355 dwelling units. A majority of Fairway Canyon Development was considered under Vesting Tentative Tract Map No. 31462 that limited the number of dwelling units to 3,300. Under the existing approvals, the dwelling unit count is projected to be at 3,001. The proposed amendment will increase the projected number of dwelling units at 3,014, which is still below the 3,300-threshold established by Vesting Tentative Tract Map No. 31462.

The Specific Plan document indicates that if a transfer of dwelling units is proposed between planning areas, the Master Developer or his assignee shall be responsible for preparing a “Development Transfer Status Report”. The report shall include specific plan planning area allocation of dwelling units and must demonstrate that the total number of dwelling units shall not exceed 4,355, per Section III.A.2.b of the Oak Valley & SCPGA Golf Course Specific Plan. The applicant prepared Development Transfer Status Report is attached as Exhibit E to this staff report.

Public Communications Received:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on January 5, 2023, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. 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 City Council meeting will be provided to the Council at the time of the public hearing. A proof of publication is included as Attachment F to this staff report.

Findings:

The guidelines for development agreements are established in City of Beaumont Resolution No. 1987-34. This resolution requires City Council to make the following findings:

1. The proposed agreement is consistent with the objectives, policies, general land use and programs specified in the General Plan.

The proposed amendment of the development agreement is consistent with the General Plan and its goals, objectives and policies.

2. The proposed agreement facilitates land uses which are compatible with the uses authorized in, and the regulations prescribed for, the land use districts in which the real property is located.

The proposed amendment to the development agreement has no impact on zoning or land use on the property or in the surrounding area. There are no proposed changes to the zoning, land use or project approvals as a result of this amendment.

3. The proposed agreement is in conformity with public convenience, general welfare and good land use practice.

The proposed amendment of the development agreement has no impact on land use or compatibility with the surrounding area.

4. The proposed agreement will not be detrimental to the health, safety and general welfare.

Approval of the proposed amendment to the development agreement will have no impact on the health, safety or welfare of the City, the surrounding area or its residents. The proposed amendment of the development agreement, through the imposition of conditions will ensure the existing and proposed infrastructure can adequately serve the public.

5. The proposed agreement will not adversely affect the orderly development of property or the preservation of property values.

Approval of this development agreement will help facilitate the orderly development of infrastructure and related facilities. Approval of the amendment of the development agreement will not have a negative effect on orderly development or preservation of property rights and is agreed to by both the City and the property owner.

There are no unusual or changed circumstances at this site which would affect the entitlements or consideration of amendment to the development agreement. All of the required findings can be made in a positive manner.

Fiscal Impact:

Cost to prepare this report and associated documents is approximately \$2,500 and is covered by the Development Agreement Amendment deposit on file under the previous Development Agreement Assignment PLAN2021-0625.

Recommended Action:

Waive the second full reading and approve by title only, an “Ordinance of the City Council of the City of Beaumont, California, Approving an Amended Development Agreement by and between the City of Beaumont and Meritage Homes of California, Inc.”

Attachments:

- A. Ordinance of the City Council of the City of Beaumont adopting the Amendment of the Development Agreement between the City of Beaumont and Meritage Homes of California, Inc.
- B. Aerial Photograph
- C. Fairway Canyon Phase 4 Map
- D. Fairway Canyon Planning Area 20 Approved vs Proposed Map
- E. Density Transfer Status Report
- F. Proof of Publication

Incorporated herein by Reference:

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Project Site’s Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File Development Agreement Amendment (PLAN2022-0776), Partial Assignment & Assumption of Development Agreement (PLAN2021-0625) Tentative Tract Map No. 31462,

Tentative Parcel Map No. 38090 (PM2021-0008), LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.