



## Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Robert L. Vestal, City Engineer | Public Works Director  
**BY:** Hugo Escobedo, Senior Engineer  
**DATE:** May 5, 2026  
**SUBJECT:** Offer of Grant Deeds for Sundance Planning Area 14 Detention Basin

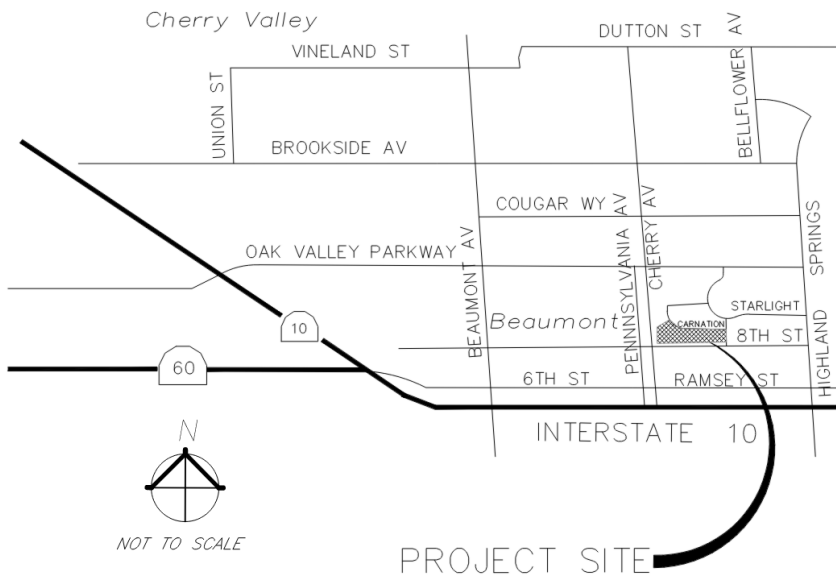
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**Description:** Offer of Grant Deeds for Sundance Planning Area 14 Detention Basin associated with the Tri Pointe Settlement Agreement

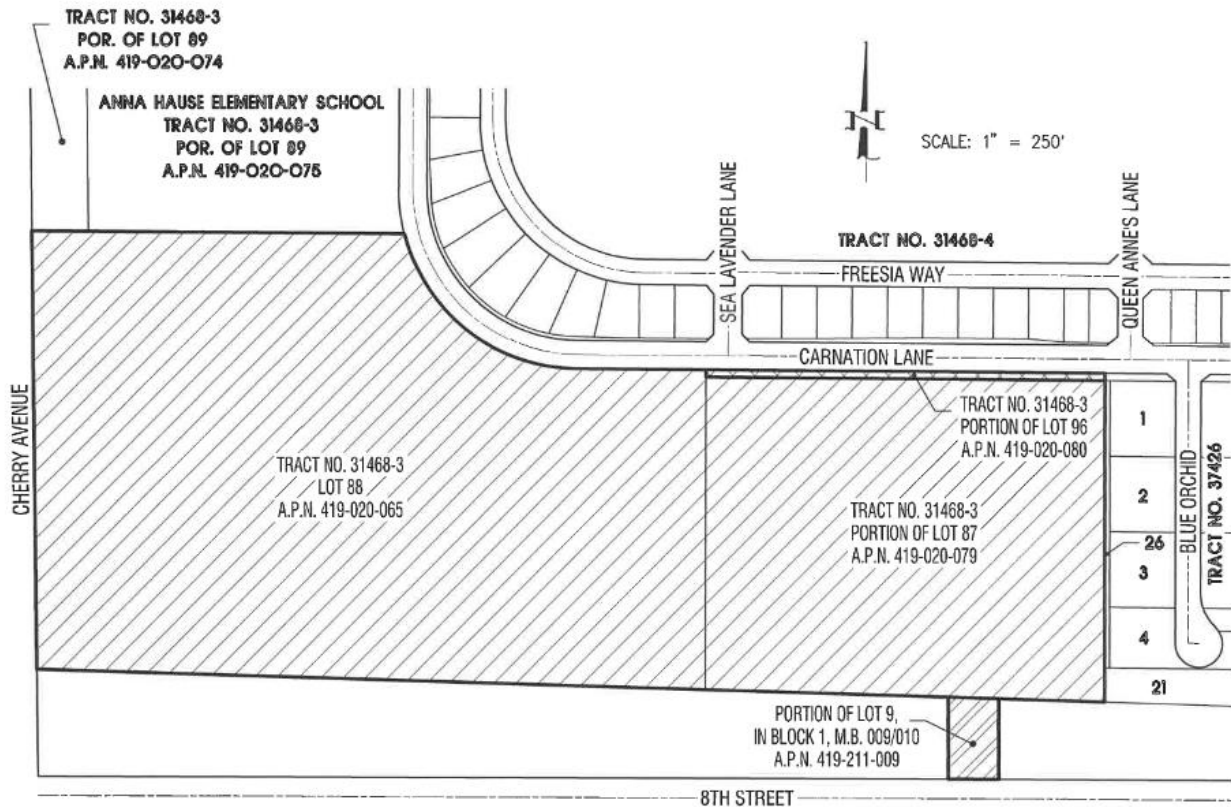
### **Background and Analysis:**

On February 19, 2025, the City executed a settlement agreement with Tri Pointe Homes IE-SD, Inc. (Tri Pointe). In accordance with Section 3 of the Settlement Agreement, Tri Pointe modified the existing Planning Area 14 Detention Basin (APN 419-020-065, 419-020-079, 419-211-009 & 419-020-080) plans as required by the Sundance Specific Plan, deleting the planned dog park and landscaping the interior slopes of the Detention Basin with non-irrigated native hydroseed, applying 5-foot wide and 4 inch deep decomposed granite walking path along the Detention Basin, installing mow curb along the edges of the pathway and re-establishing the tops and toes of the slopes and bottom of the basin for the parcels as depicted in Figures 2 and 3.

The City is obligated to take over ownership and management of the Planning Area 14 Detention Basin (APN 419-020-065, 419-020-079, 419-211-009 & 419-020-080) within 90 days after completion to City's satisfaction. Tri Pointe has offered Grant Deeds for Planning Area 14 Detention Basin to satisfy Section 3 of the Settlement Agreement.



**Figure 1 – Vicinity Map**



**LEGEND:**



EXISTING DETENTION BASIN SLOPES AND BOTTOM TO BE RE-ESTABLISHED AS BASED ON ORIGINAL DESIGN DOCUMENTS. A.P.N. 419-020-065 & A.P.N. 419-020-079

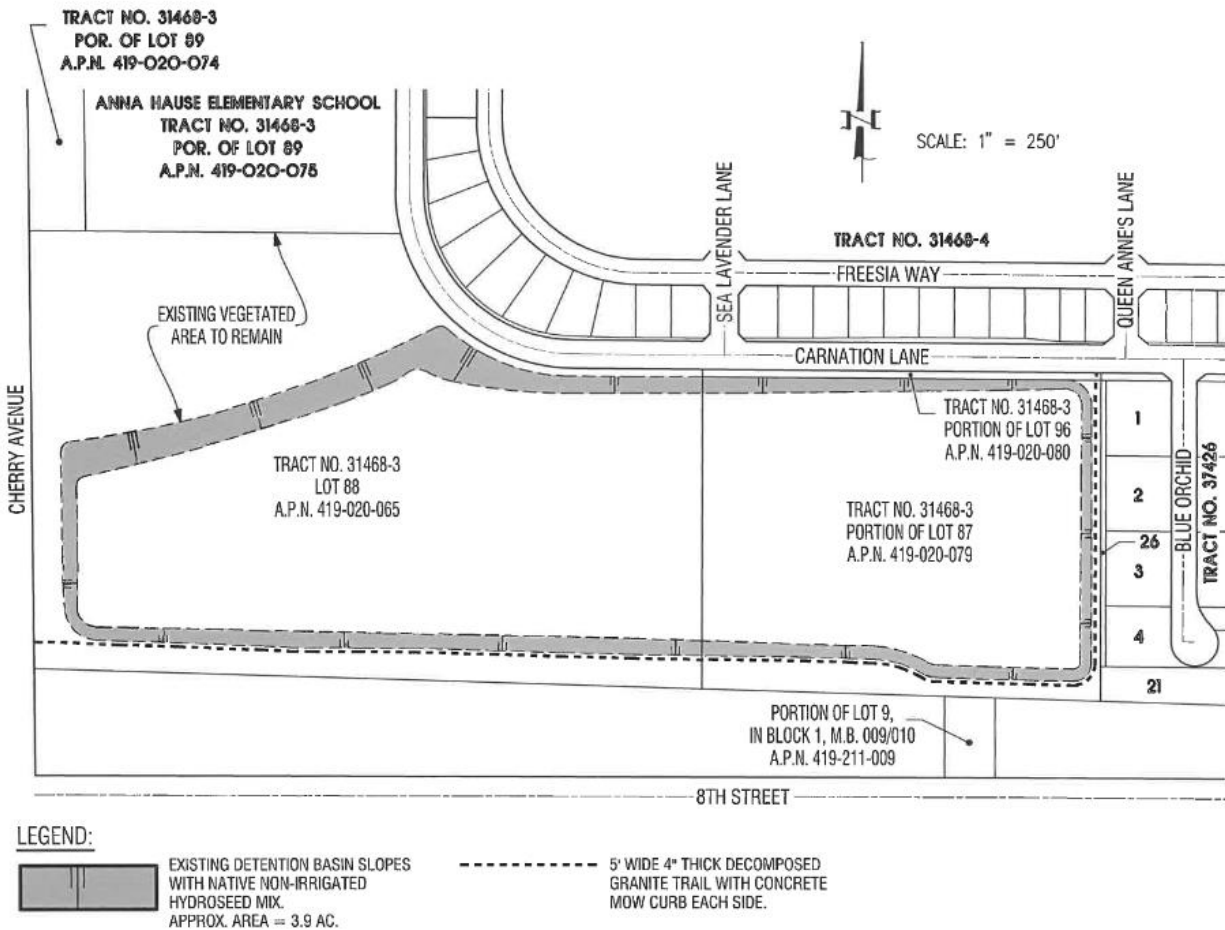


A.P.N. 419-020-080



EXISTING DETENTION BASIN OUTLET. A.P.N. 419-211-009

**Figure 2 – Exhibit A-1**



**Figure 3 – Exhibit A-2**

**Fiscal Impact:**

The cost to prepare this staff report is estimated to be \$350. There is no fiscal impact with the acceptance of the grant deeds. The improvements are constructed, and there are no plans for upgrades to the existing improvements.

**Recommended Action:**

Waive the full reading and adopt by title only, “A Resolution of the City of Beaumont Authorizing the Mayor to Accept the Grant Deeds for Sundance Planning Area 14 Detention Basin for Public Purposes”

Approve the Certificate of Acceptance; and record the Grant Deed documents with the Riverside County Clerk Recorder’s Office.

**Attachments:**

- A. PW2025-0325 – Grant Deed Package
- B. PW2025-0327 – Grant Deed Package
- C. PW2025-0328 – Grant Deed Package
- D. PW2025-0329 – Grant Deed Package
- E. Certificate of Acceptance
- F. Grant Deed Resolution
- G. Tri Pointe Settlement Agreement