



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE February 21, 2023
SUBJECT: Final Approval of Tract Map No 32850

Description Approve Tract Map No. 32850 and Accept Security Agreement for Street, Sewer, and Storm Drain Improvements and Survey Monuments.

Background and Analysis:

As part of the development process to subdivide a parcel(s) in accordance with the Subdivision Map Act, a tentative map is reviewed and approved by the Planning Commission and City Council. During the review process, staff reviews conditions of approval provided by all City departments and prepares final conditions to be issued along with the tentative map approval. Once a tentative map is approved by City Council and conditions have been satisfied, final approval by City Council is required to complete the subdivision process.

On July 19, 2005, City Council approved Tentative Map No. 32850 (Tract), subject to the completion of the conditions of approval. On November 15, 2022, City Council approved modified conditions of approval for the Tract. The Tract proposes to subdivide 29.32 gross acres into 95 single family residential lots. Refer to Figure 1 for Vicinity Map and Figure 2 for Tract Overall Map.

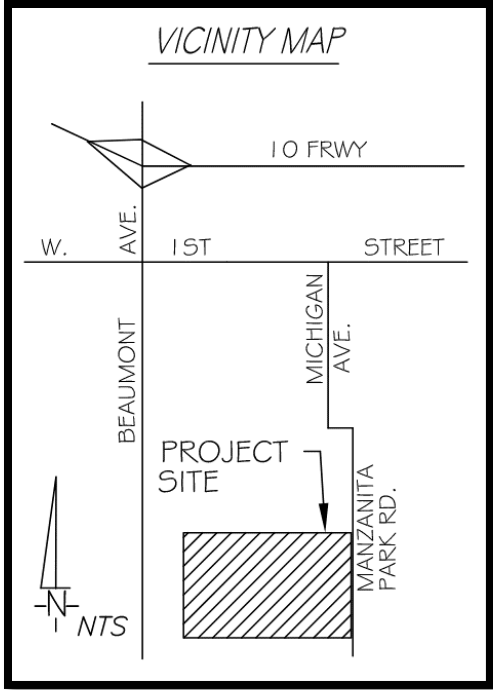


Figure 1- Tract Vicinity Map

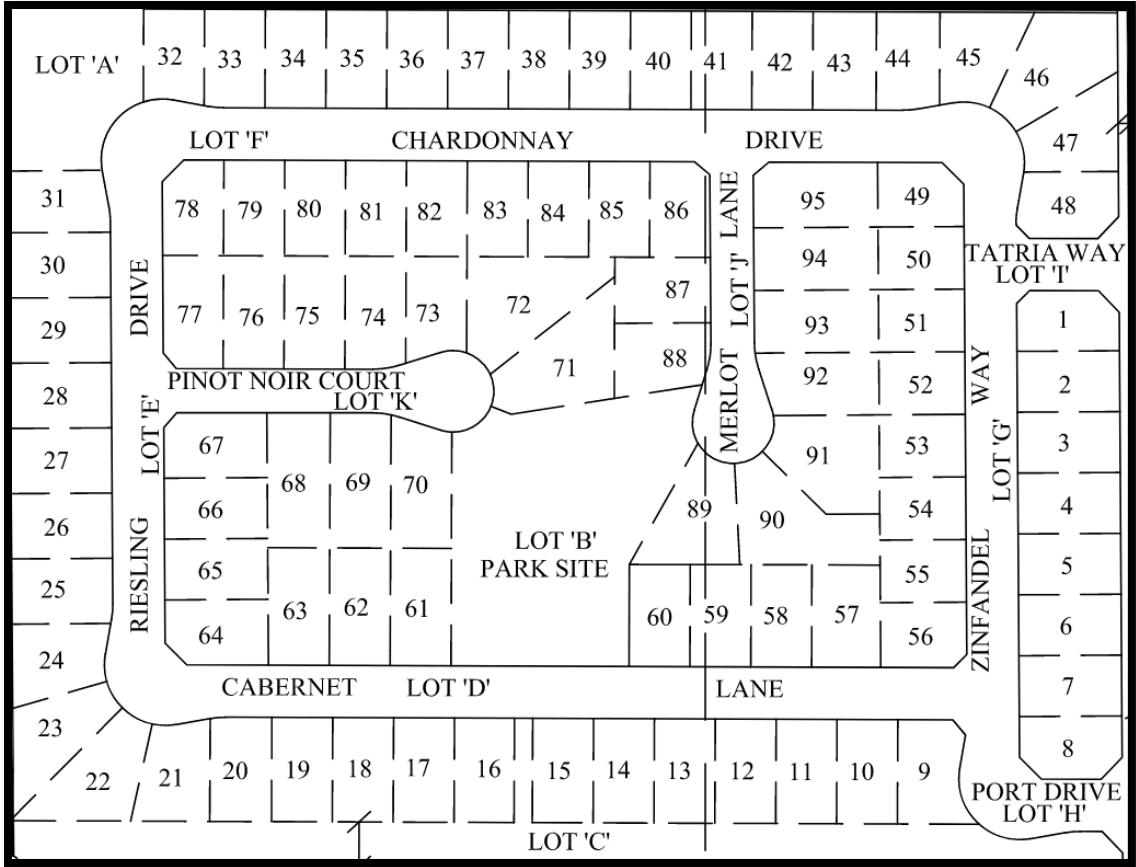


Figure 2 – Tract Overall Map

Per Beaumont Municipal Code 16.36.080, The City Engineer has certified that:

- (A) He has examined the map.
- (B) The land division as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof.
- (C) All provisions of the Subdivision Map Act and all City ordinances applicable at the time of approval of the tentative map have been complied with.
- (D) He is satisfied that the map is technically correct.
- (E) In the City Engineers/Surveyors certificate, the date of approval of the tentative map and the date of expiration is stated.

Subsequently, staff recommends the Final Map be approved pursuant to Section 16.36.090 of the Beaumont Municipal Code. However, if City Council determines that the division of land does not conform to all the requirements of the Subdivision Map Act, Development Agreement, and Beaumont Municipal Code applicable of the tentative map and any rulings made thereunder, may disapprove the map; provided, however, the final map shall not be disapproved due to technical or inadvertent errors which can easily be corrected, and in the opinion of the City Engineer, do not materially affect the validity of the map.

There are several public improvements required as part of the development of the Tract including storm drain, street, and sewer improvements. As of the date of this report, no improvements have been accepted. Therefore, in accordance with the Subdivision Map Act and Beaumont Municipal Code 16.56.010, the land divider shall enter into an agreement with the City to complete the improvements, and in connection therewith shall furnish the City improvement security in the amounts required by Section 16.56.040.

In addition to the public improvements, there are several survey monuments required to be set as part of this Tract. The Subdivision Map Act requires that at least one exterior boundary line of the land being subdivided be adequately monumented or referenced before the map is recorded. The land divider has certified that all exterior boundary lines are monumented. Furthermore, the Subdivision Map Act and Beaumont Municipal Code 16.36.100 state that interior monuments need not be set at the time the map is recorded if the engineer or surveyor certifies on the map that the monuments will be set on, or before, a specified later date, and if the land divider furnishes security guaranteeing the payment of the cost of setting such monuments.

The land divider has provided a subdivision improvement agreement and security in the form of a lien for the interior survey monuments. The agreement has been reviewed by staff and the City Attorney and found to be consistent with the Beaumont Municipal Code.

The following table is a summary of the improvements and corresponding security:

Table 1 - Tract Security Summary				
Lien Reference Number	Improvement	PW Project Number	Plan Number	Estimate Cost
14-1964	Storm Drain	14-1964	3072	\$288,638
14-1962	Sewer	14-1962	3071	\$290,656
14-1963	Street	14-1963	3069	\$1,720,026
0002058	Survey Monuments	0002058	n/a	\$25,480

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$700. All public improvements associated with the tract will be completed at developer's expense. The City is not liable for public improvement maintenance until the public improvements are accepted into the City's publicly maintained system.

Recommended Action:

Approve Tract Map No. 32850 as it is in substantial conformance with the approved tentative map, and

Authorize the City Manager to accept security agreements and liens for street, sewer, and storm drain improvements and survey monuments.

Attachments:

- A. Tract Map No. 32850 Final Map Package