



## Staff Report

**TO:** City Council  
**FROM:** Robert L. Vestal, Public Works Director  
**DATE:** October 21, 2025  
**SUBJECT:** Encroachment Agreement for the Installation of Monuments Within the Public Right-of-way at Champions Drive and Desert Lawn Drive

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**Description:** Encroachment Agreement (Agreement) between Oak Valley Community Association (the "HOA") and the City of Beaumont for the Installation of Monuments within Public Right-of-way.

### **Background and Analysis:**

The SCPGA Golf Course at Oak Valley Specific Plan was approved by the City Council in 2002. A portion of the adopted Specific Plan comprises Tract No. 30748, also referred to as Tournament Hills. The Tournament Hills community is accessed from Champions Drive at Desert Lawn Drive. As part of the development, entry monuments and water features were constructed at the entrance to the community.

The northerly portion of Champions Drive, designated as Assessor Parcel Number (APN) 400-640-020, was annexed into the City of Beaumont through the LAFCO process at the end of 2024.

In accordance with the Grant Deed recorded on April 21, 2025, the HOA is the owner of the property located at the entrance (the "Entry Parcel") to the Tournament Hills community off Champions Drive and Desert Lawn Drive, immediately adjacent to APN 400-640-020. The Entry Parcel location is shown on Figure 1.

The Entry Parcel has been improved with a water feature (Figure 2), an entry monument (Figure 3), and landscaping improvements (collectively the "Existing Monument").

The proposed Agreement is to reflect City acceptance of encroachment by the Existing Monument on City right-of-way and to assign the responsibility for the Existing Monument to the HOA.

The following provisions are included in the proposed Agreement:

- The Agreement is not a grant by the City of any property, nor does it constitute an easement on City property.
- The HOA shall be responsible for the operation, maintenance, and repair of the Existing Monument at no cost to the City.
- Any construction, installation, operation, maintenance, and removal of Entry Parcel improvements shall be performed by the HOA without cost or expense to the City.
- The HOA shall remove or relocate, without cost or expense to City, any Entry Parcel improvements located on Public Right-of-Way if deemed necessary by the City for street widening or the construction, maintenance, or operation of adjacent City improvements.
- The HOA indemnifies City against any claims, demands, losses, damages, and all costs and cleanup actions of any kind.
- The term of this Agreement shall commence as of the Effective Date and shall continue so long as the Entry Parcel improvements remain in place.
- The City may terminate this Agreement in the event that the Entry Parcel improvements interfere with any City program, project, or adversely impact public health, safety, or welfare.

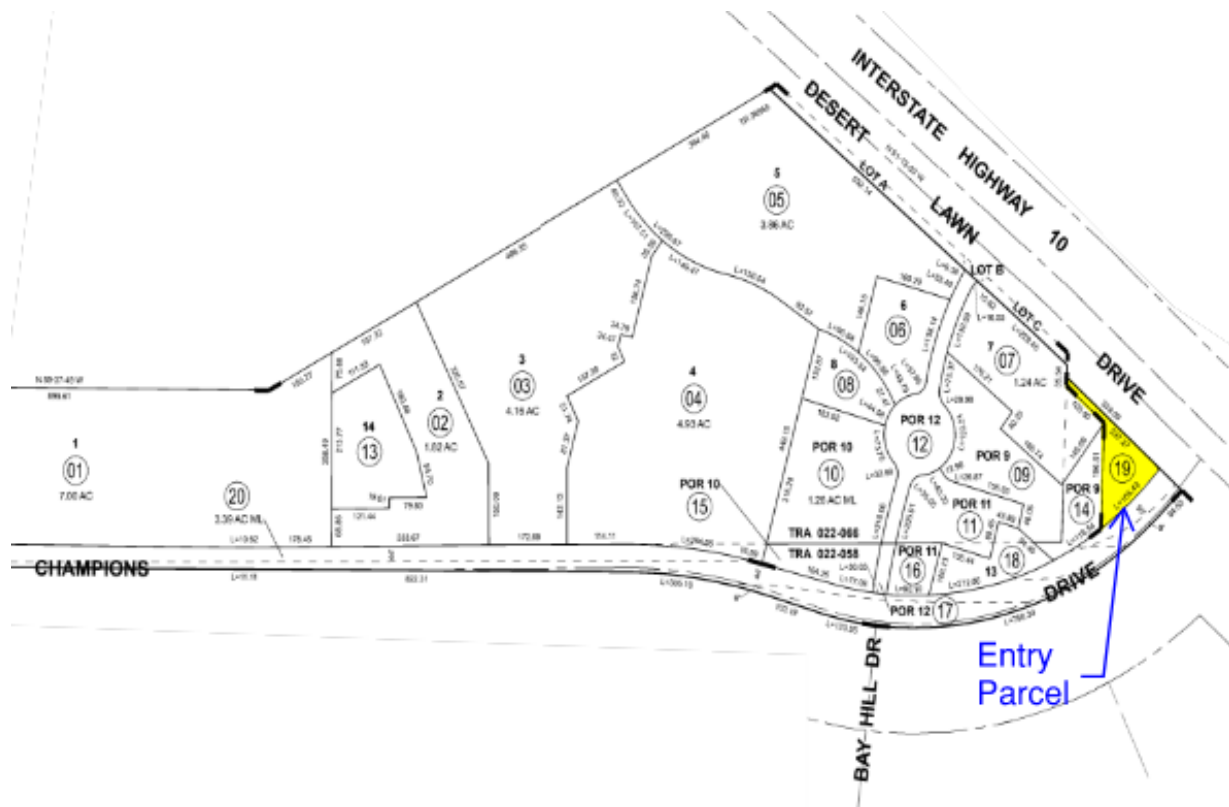


Figure 1 – Entry Parcel Location



Figure 2 – Entry Water Feature



Figure 3 – Entry Monument

**Fiscal Impact:**

The cost to prepare this staff report is estimated to be \$350. There is no cost associated with the approval of the Agreement.

**Recommended Action:**

Approve the Encroachment Agreement between Oak Valley Community Association and the City of Beaumont for Installation of Monuments within Public Right-of-way.

**Attachments:**

- A. Encroachment Agreement