



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE February 7, 2023
SUBJECT: Final Approval of Tract Map No 31462-26

Description Approve Tract Map No. 31462-26 and Accept Security Agreement for 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 October 7, 2003, City Council approved Tentative Map No. 31462, subject to the completion of the conditions of approval. Tentative Tract No. 31462 proposes to subdivide 960.91 acres into 3,300 single family residences, apartments, and townhomes, with a series of parks, open space, school sites and commercial and recreation areas. Tentative Map No. 31462 comprises a majority of the adopted Oak Valley & SCPGA Golf Course Specific Plan. Refer to Figure 1 for Tentative Map No. 31462 layout.

Proposed Tract Map No. 31462-26 (Tract) is a phased portion of Tentative Tract Map No. 31462, and is within Planning Area (PA) 18A of the Oak Valley & SCPGA Golf Course Specific Plan. The Tract consist of 20.51 gross acres and will create 77 residential lots. Refer to Figure 2 for Vicinity Map.

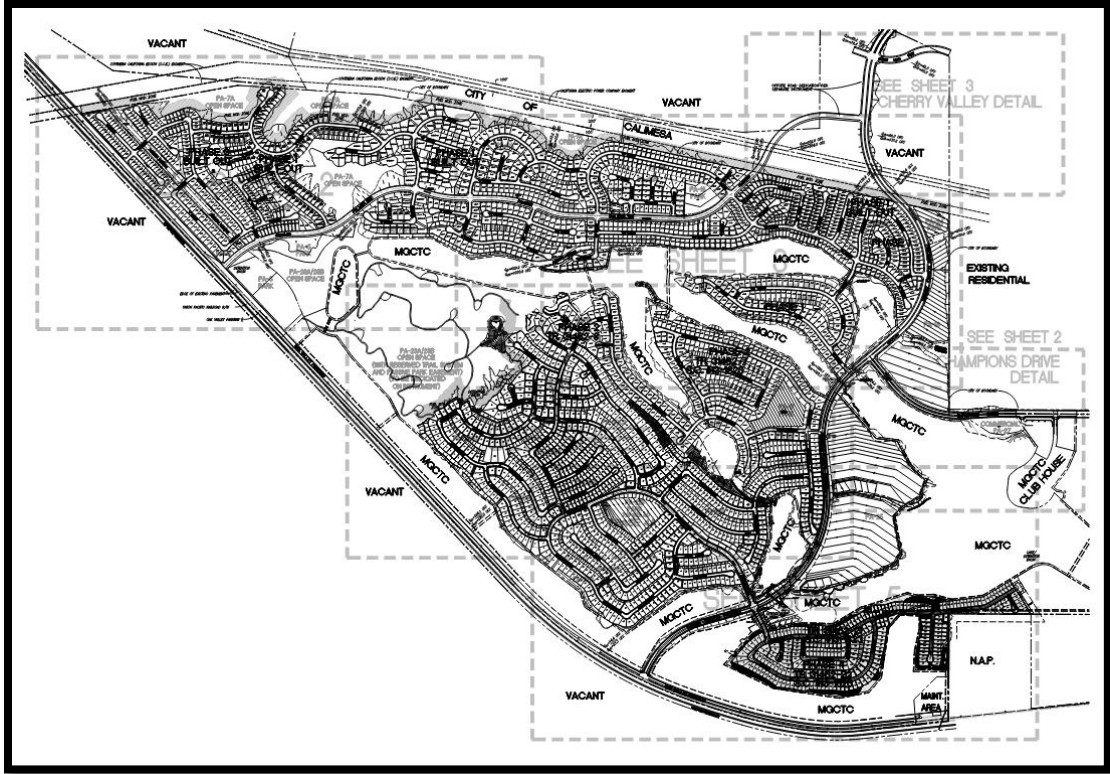


Figure 1- Tentative Map No. 31462

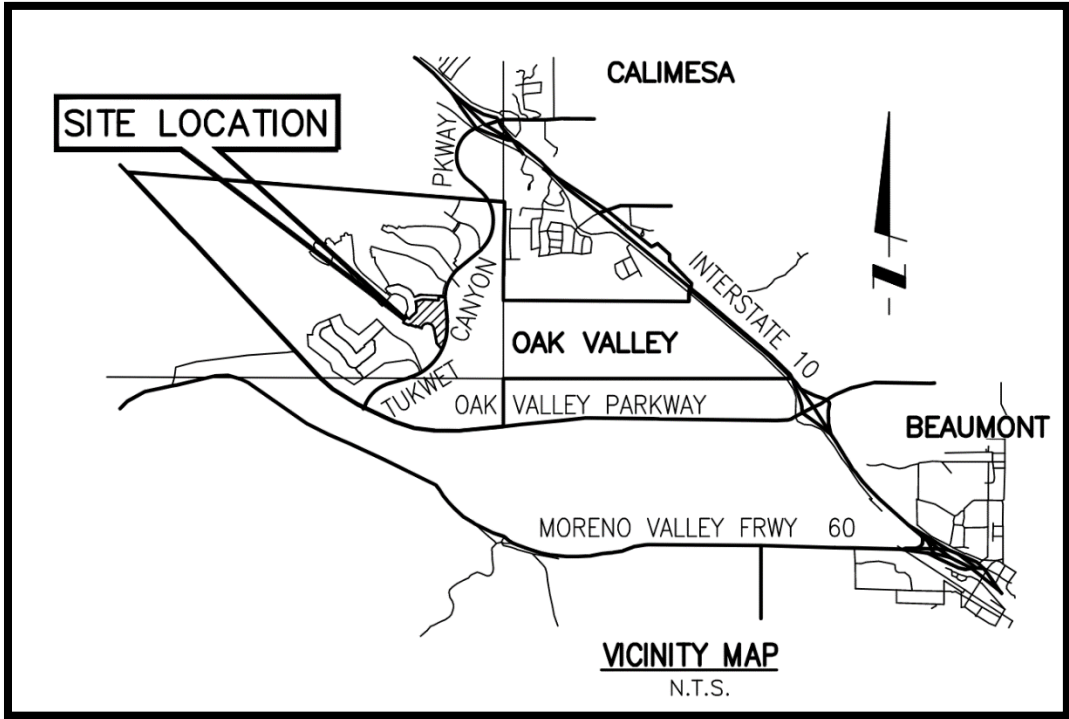


Figure 2 - Tract Map No. 31462-26 Vicinity Map

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 divided 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 of said Beaumont Municipal Code.

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 cash deposit for the interior survey monuments. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code.

The land divider has previously provided security agreements and security in the form of bonds for all other public improvements. The following table is a summary of the improvements and corresponding bonds:

Table 1 - Tract Map No. 31462-26 Bond Summary				
Bond Number	Improvement	PW Project Number	Plan Number	Date of Acceptance
30152516	Storm Drain	PW2021-0712	3394A	April 19, 2022
30152513	Sewer	PW2021-0713	3421	April 19, 2022
30152511	Storm Drain	PW2021-0714	3395	April 19, 2022

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. 31462-26 as it is in substantial conformance with the approved tentative map, and

Accept Security Agreement for survey monuments.

Attachments:

- A. Tract Map No. 31462-26 Final Map Package