



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: Final Approval of Tract Map No. 38879

Description: Final approval of Tract Map No. 38879 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 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 June 17, 2025, City Council approved Tentative Tract Map No. 38879, subject to the completion of the conditions of approval. Tentative Tract No. 38879 proposes to subdivide 2.70 gross acres into 10 single family residential lots. Tentative Tract No. 38879 is located west of Pennsylvania Avenue and north of Eleventh Street. Refer to Figure 1 and Figure 2 for Vicinity Map and Tract Map Layout, respectively.

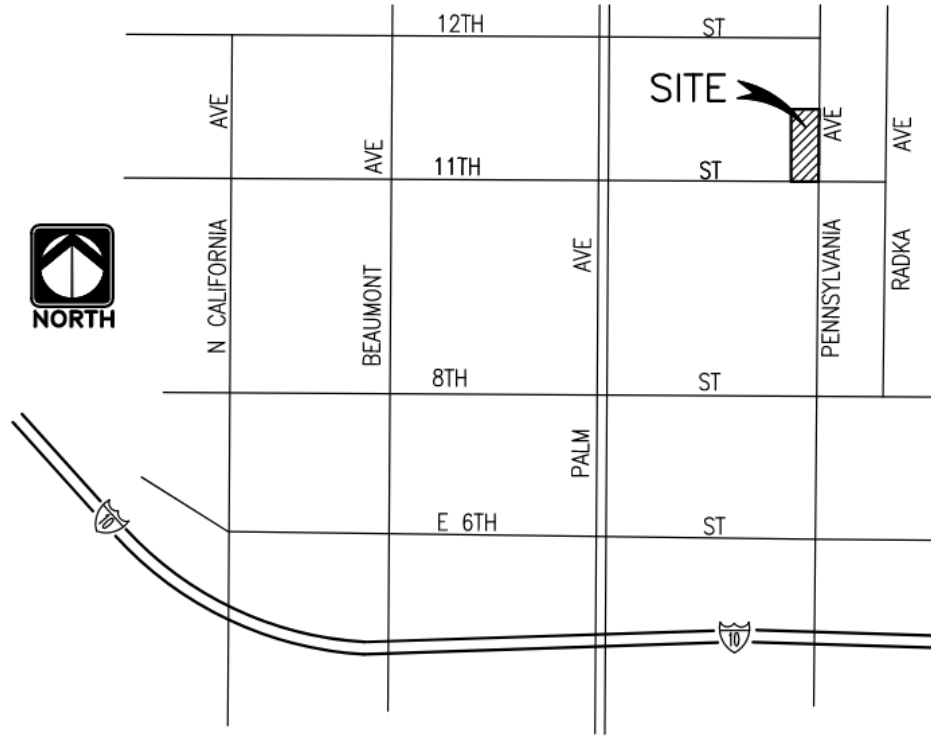


Figure 1 - Vicinity Map

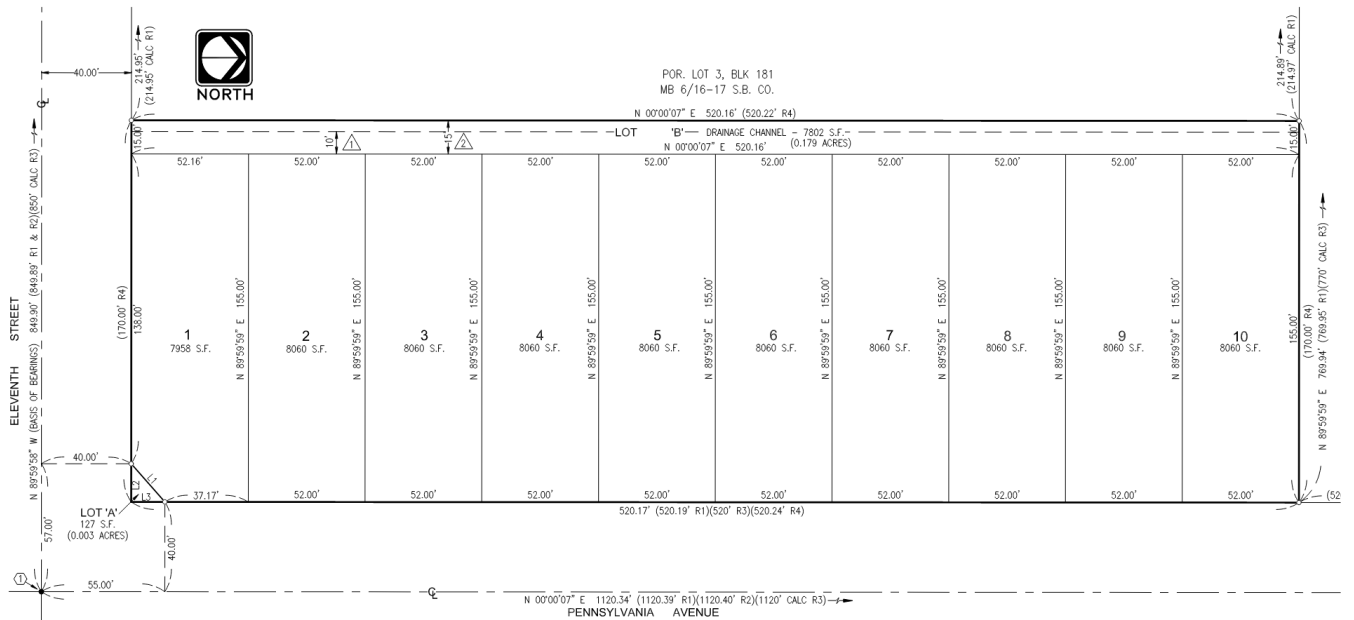


Figure 2 - Tract Map Layout

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 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 bond 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. 38879 Bond Summary				
Bond Number	Improvement	PW Project Number	Plan Number	Date of Acceptance
024291050	Streets	PW2025-0274	3542	April 7, 2026
024291051	Sewer	PW2025-0275	3540	April 7, 2026

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$700. All public improvements associated with the Tract Map 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. 38879 as it is in substantial conformance with the approved tentative map;

Accept Security Agreement for survey monuments.

Attachments:

- A. Final Tract Map No. 38879
- B. PW2025-0261 - FTM 38879 Monumentation Agreement and Cash Bond (RCT-R01727629)