



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: December 15, 2020
SUBJECT: Final Approval of Tract Map No. 31462-21 for SDC Fairway Canyon, LLC Located in the Oak Valley and SCPGA Golf Course Specific Plan

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, City 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 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 and SCPGA Golf Course Specific Plan. Refer to Figure 1 for Tentative Map No. 31462 layout.

Tract Map No. 31462-21 (Tract) is a phased portion of Tentative Tract Map No. 31462 and is within Planning Areas (PA) 18, 22, 26A, and 26C of the Oak Valley and SCPGA Golf Course Specific Plan. The Tract consist of 176 total lots with 167 residential lots (Planning Area 26A). Lot 176 is west of Tukwet Canyon Parkway and is anticipated to be further subdivided (Planning Area 18 and 22). Lot 174 is east of Tukwet Canyon Parkway and is proposed to be subdivided as Tract Map No. 31462-22 (Planning Area 26C). Refer to Figure 2 for Tract Map No. 31462-21 Boundary and overall layout.

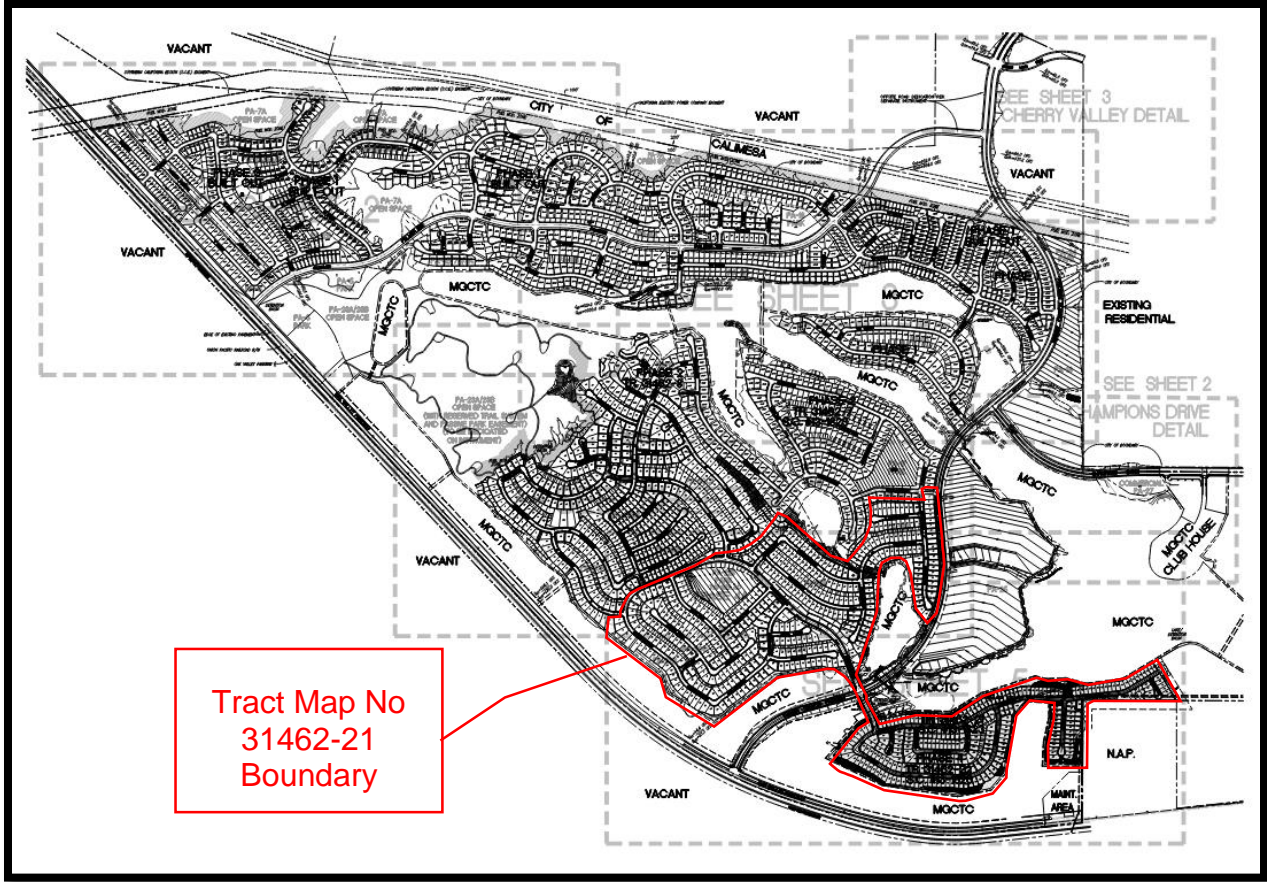


Figure 1- Tentative Map No. 31462

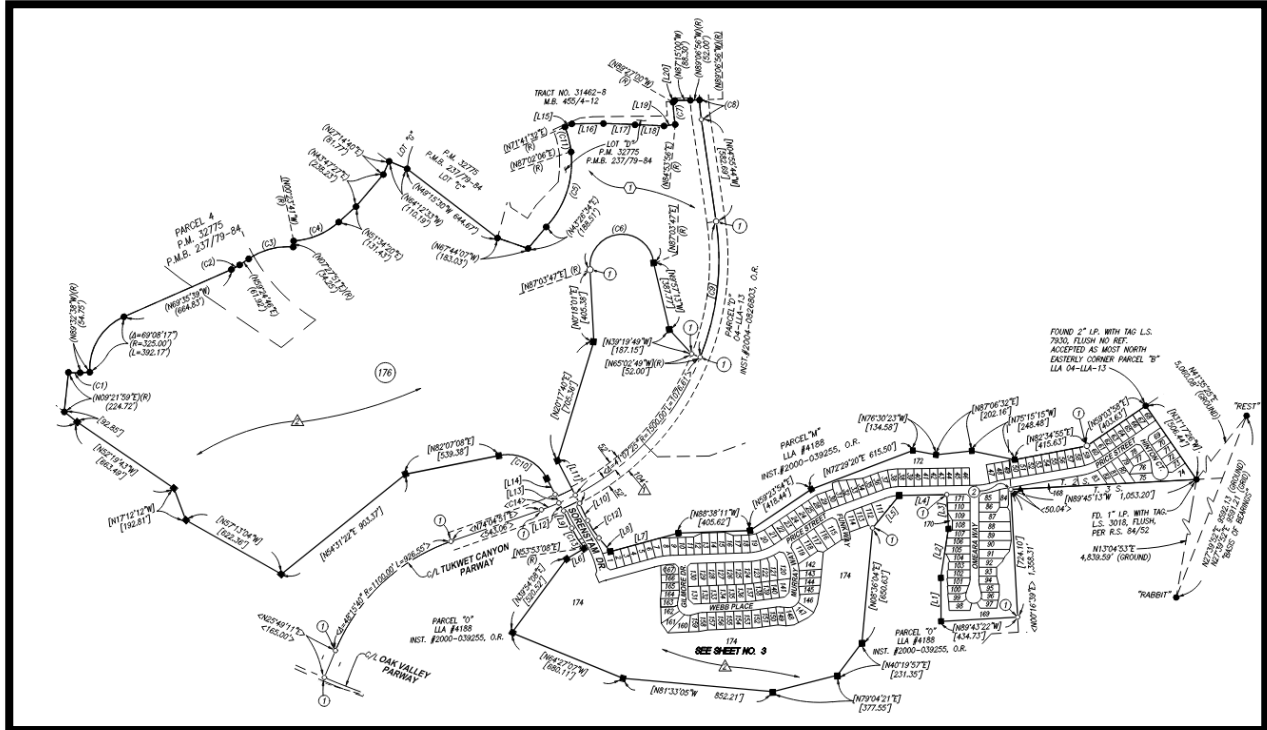


Figure 2- Tract Map No. 31462-21 Boundary

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, City staff recommends the Tract be approved pursuant to Section 16.36.090 of the Beaumont Municipal Code. However, if the City Council determines that the Tract does not conform to all the requirements of the Subdivision Map Act, amended Development Agreement and, Beaumont Municipal Code applicable of the tentative map and any rulings made thereunder may disapprove the map; provided that 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 conditions for the development of this Tract, including: storm drain, street, and sewer improvements. As of the date of this report, no public improvements have been completed. Therefore, in accordance with the Subdivision Map Act and Beaumont Municipal Code 16.56.010, the developer has entered into an agreement with the City to complete the improvements and in connection therewith has furnished 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 developer has certified that all exterior boundary lines are monumented as of September 8, 2020. Furthermore, the Subdivision Map Act and Beaumont Municipal Code 16.36.100 states 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 developer furnishes security guaranteeing the payment of the cost of setting such monuments.

The developer has previously provided security agreements and security in the form of bonds for all public improvements and interior monuments. The following table is a summary of the improvements and corresponding bonds.

Table 1. Tract Map No. 31462-21 Bond Summary	
Improvement	
Street	Previously Approved by Council on November 17, 2020
Storm Drain	Previously Approved by Council on November 17, 2020
Sewer	Previously Approved by Council on October 6, 2020
Interior Monuments	Previously Approved by Council on November 17, 2020

Fiscal Impact:

The cost to prepare this staff report is estimated at \$680.

Recommended Action:

Approve Tract Map No. 31462-21 as it is in substantial conformance with the approved tentative map and the amended Development Agreement.

Attachments:

- A. Tract Map No. 31462-21