



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: June 7, 2022
SUBJECT: Final Approval of Tract Map No. 36307 and 36307-1

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 July 15, 2014, City Council approved Tentative Map No. 36307, subject to the completion of the conditions of approval. Tentative Tract No. 36307 proposes to subdivide 58.3 acres into 277 single family residential lots. The project site occurs in Planning Area 26B of the Oak Valley Specific Plan, commonly referred to as Fairway Canyon.

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 the Council determines that the division of land 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 or, if it does not conform, may

disapprove the map; provided, however, the division of land 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 this division of land, including: street, storm drain, and sewer improvements. As of the date of this report, none of the public improvements have been completed. Therefore, in accordance with the Subdivision Map Act and Beaumont Municipal Code 16.56.010, the land divided has entered into an agreement with the City to complete the improvements, and in connection therewith shall furnish the City with an 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 division of land. 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 at least one of the exterior boundary lines is monumented prior to the date of this report. 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 land divider furnishes security guaranteeing the payment of the cost of setting such monuments.

Table No. 1 provides a summary of bonds that are recommended to be accepted. Table No. 2 provides a summary of bonds previously accepted. The summary includes the project, bond number, improvement type, Public Works project number, Public Works plan number, and the principal. For each item, the principal has provided a security agreement and security in the form of a bond for the public improvements. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code.

Table No. 1 – Summary of bonds recommended to be accepted.

Project	Bond Number	Improvement	PW Project Number	Plan Number	Principal
Tract Map No. 36307	30159461	Survey Monuments	2021-0626	n/a	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307-1	30159460	Survey Monuments	2021-0627	n/a	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307	30156561	Basin Outlet Structures	14-2573	2029A	Tri pointe Homes IE-SD, Inc.

Table No. 2 – Summary of bonds previously accepted.

Project	Bond Number	Improvement	PW Project Number	Plan Number	Principal
Tract Map No. 36307	30151552	Street	2021-0637	3415	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307-1	30151559	Street	2021-0636	3419	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307	30128141	Sewer	2021-0634	3386	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307-1	PB03010407923	Sewer	021-0635	3367	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307	PB3010407972	Storm Drain	2021-0639	3366	Tri pointe Homes IE-SD, Inc.
Tract Map No. 36307-1	PB3010407973	Storm Drain	2021-0638	3361	Tri pointe Homes IE-SD, Inc.

Fiscal Impact:

The cost to prepare this staff report is estimated at \$350.

Recommended Action:

Approve Tract Map No. 36307 and 36307-1 as they are in substantial conformance with the approved tentative map and Accept Security Agreement and Performance and Payment Bonds for (Project / Bond Number / Improvement):

- Tract Map No. 36307 / 30159461 / Monuments
- Tract Map No. 36307-1 / 30159460 / Monuments
- Tract Map No. 36307 / 30156561 / Basin Outlet Structures

Attachments:

- A. Tract Map No. 36307 Package
- B. Tract Map No. 36307-1 Package