



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE July 19, 2022
SUBJECT: Final Approval of Parcel Map No. 38090

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 December 7, 2021, City Council approved Tentative Parcel Map No. 38090, subject to the completion of the conditions of approval. Tentative Parcel Map No. 38090 is a finance and conveyance map for the subdivision of 223 acres into seven (7) parcels, one (1) remainder parcel, and two (2) lettered lots consisting of Phase 4B of Tentative Tract Map 31462 within the Oak Valley and SCPGA Golf Course Specific Plan. The proposed finance and conveyance map does not allow development of the parcels but does provide larger lots to be sold or transferred.

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 parcel map be approved pursuant to Section 16.36.090 of the Beaumont Municipal Code. However, if the City 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 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 no public improvements required as part of the development of this division of land. There are several survey monuments required to be set as part of this division of land. The Subdivision Map Act requires that 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 exterior boundary line 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.

The principal has provided a security agreement and security in the form of a cash deposit for the survey monuments. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code.

Fiscal Impact:

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

Recommended Action:

Approve Parcel Map No. 38090 as it is in substantial conformance with the approved tentative map and accept security agreement for survey monuments.

Attachments:

- A. Parcel Map No. 38090 Package