



Staff Report

TO: Mayor, and City Council Members
FROM: Jeff Hart, Public Works Director
DATE: March 2, 2021
SUBJECT: **Accept Performance Bonds and Security Agreements for Survey Monuments from Woodside 05S, LP and Final Approval of Tract Map Nos. 37697 and 37698, 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 February 4, 2020, City Council approved Tentative Map No. 37697 and Tentative Map No. 37698 subject to the completion of the conditions of approval. Tentative Map No. 37697 and Tentative Map No. 37698 are proposed subdivisions of a portion of Planning Area (PA) 25 as shown on approved Tentative Map No. 31492 and the adopted Oak Valley and SCPGA Golf Course Specific Plan.

The proposed Tract Map No. 37697 and Tract Map No. 37698 (Tracts) are located north of Oak Valley Parkway, south of Champions Road and east of the future extension of Tukwet Canyon Parkway. Tract Map No. 37697 will subdivide 13.19 acres into 73 single family residential lots with a 4,950 square foot minimum lot size and 8 lettered lots. Tract Map No. 37698 will subdivide 22.09 acres into 126 single family residential lots with a 3,800 square foot minimum lot size and 16 lettered lots. Figure 1 shows the location of the proposed tentative tract maps.

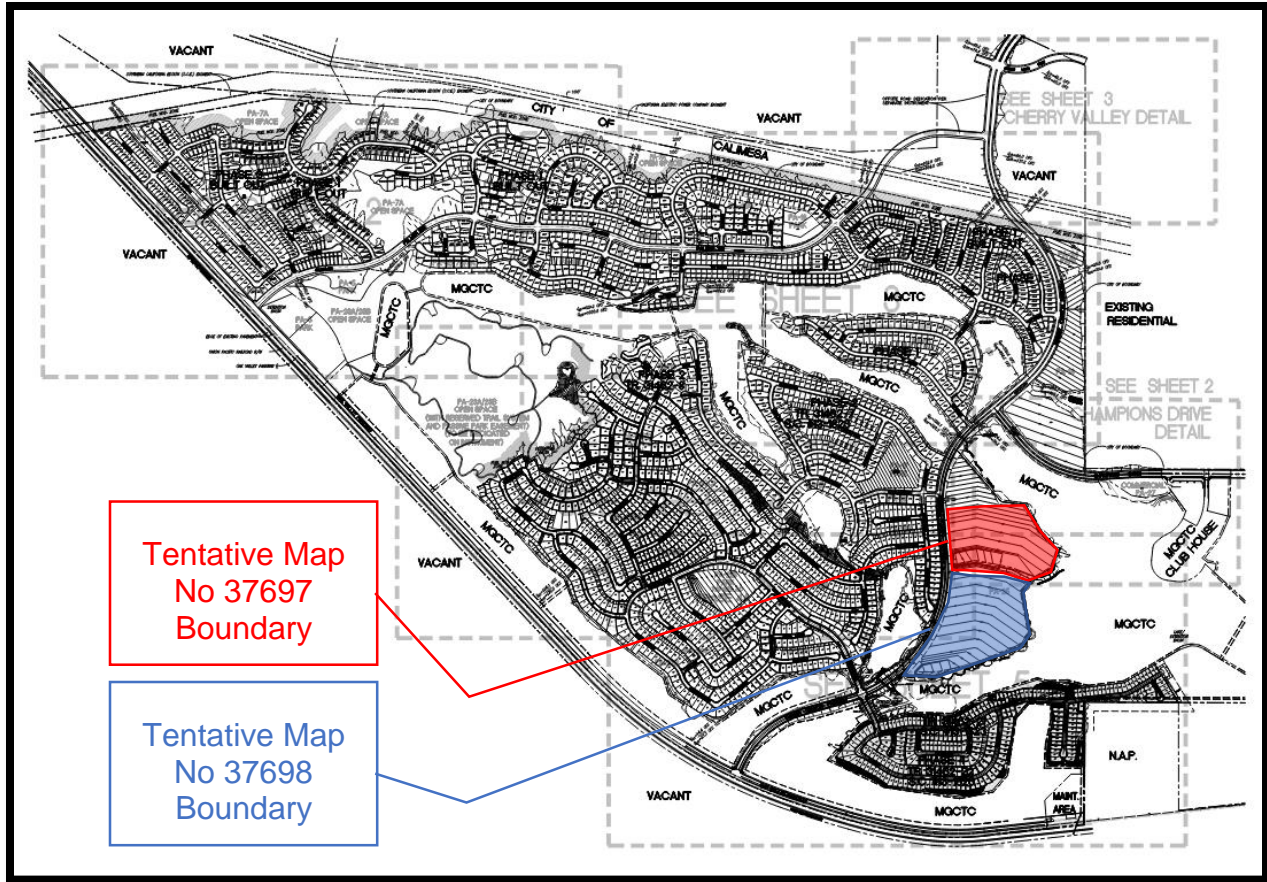


Figure 1 - Tentative Map No. 31462

Per Beaumont Municipal Code 16.36.080, The City Engineer has certified that:

- (A) Maps have been examined,
- (B) The land divisions as shown are substantially the same as appeared on the tentative maps 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 maps have been complied with,
- (D) Maps are confirmed as technically correct, and
- (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 Tracts 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, and Beaumont Municipal Code, applicable of the tentative maps and any rulings made thereunder may disapprove the map(s); provided, however, the final maps 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 maps.

There are several public improvements required as part of the development of the Tracts, 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 developer 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 that at least one exterior boundary line of the land being subdivided be adequately monumented or referenced before the map is recorded. The land 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 of the public improvements. The following tables are a summary of the improvements and corresponding bonds:

Table 1. Tract Map No. 37697 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 November 17, 2020

Table 2. Tract Map No. 37698 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 November 17, 2020

Woodside 05S, LP:

Woodside 05S, LP has provided security agreements and security in the form of bonds for the interior survey monuments. The agreements have been reviewed by City staff and found to be consistent with the Beaumont Municipal Code. The following table is a summary of the improvements and corresponding bonds:

Table 1. Tract Map No. 37697 and 37698 Bond Summary			
Improvement	PW No.	Bond Number	Principal
Survey Monuments TR 37697	PW2020-0489	PB00535000208	Woodside 05S, LP
Survey Monuments TR 37698	PW2020-0490	PB00535000207	Woodside 05S, LP

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$750.

Recommended Action:

Accept performance bonds and security agreements for survey monuments from Woodside 05S, LP;
Approve Tract Map No. 37697 as it is in substantial conformance with the approved tentative map; and
Approve Tract Map No. 37698 as it is in substantial conformance with the approved tentative map.

Attachments:

- A. Final Map for Tract No. 37697
- B. Final Map for Tract No. 37698
- C. Security Agreement and Performance Bond No. PB00535000208
- D. Security Agreement and Performance Bond No. PB00535000207