



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: October 20, 2020
SUBJECT: Final Approval of Parcel Map No. 37366 for SDC Fairway Canyon, LLC Located in the Oak Valley & 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 parcel 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 parcel map approval. Once a tentative parcel map is approved by City Council and conditions have been satisfied, final approval by City Council is required to complete the subdivision process.

On March 6, 2018, City Council approved Tentative Parcel Map No. 37366 (Tentative Map) subject to the completion of the conditions of approval. The Tentative Map proposed by SDC Fairway Canyon, LLC is to subdivide 51.10 gross acres into three (3) parcels, ranging in size from 13.11 acres to 22.09 acres. The tentative map is located east of Tukwet Canyon Parkway and north of Oak Valley Parkway in the Oak Valley and SCPGA Golf Course Specific Plan.



SDC Fairway Canyon, LLC originally proceeded with possibility that Parcel 3 may be developed as a potential school site in accordance with an agreement with the Beaumont Unified School District. The School District has elected to pursue an alternative location within Fairway Canyon and subsequently provided a letter of rescission for this location.

This tentative map is a "financing and conveyance map," meaning that it cannot lead directly to development, nor does it require any physical improvements, as the underlying approvals dictate the manner of site development. Subsequently, there are no physical improvements conditioned for the tentative map. The perimeter street coincident with the tentative map boundary will be fully improved by subsequent developments. Per Beaumont Municipal Code 13.36.100 (C), all survey monuments for Parcel Map No. 37366 have been set.

Staff has determined the developer has satisfied the conditions of approval for the Tentative Map and recommends Parcel Map No. 37366 be approved pursuant to Section 16.36.090 of the Beaumont Municipal Code. However, if the City Council determines significant tentative map conditions have not been fulfilled, they may deny approval of the parcel map with a finding identifying the incomplete conditions.

Fiscal Impact:

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

Recommended Action:

Approval of Parcel Map No. 37366 as it is in substantial conformance with the approved tentative map.

Attachments:

- A. Parcel Map No. 37366