



Staff Report

TO: City Council

FROM: Jeff Hart, Public Works Director

DATE: August 17, 2021

SUBJECT: **Authorize City Staff to Issue a Bond Exoneration Letter for Bond No. 4415087 for Survey Monuments Associated with Parcel Map No. 37045; Authorize City Staff to Issue a Bond Exoneration Letter for Bond No. 929640170 for Survey Monuments Associated with Tract Map No. 31469-10; Authorize City Staff to Issue a Bond Exoneration Letter for Bond No. 30055684 for Survey Monuments Associated with Tract Map No. 37427; and Authorize City Staff to Issue a Bond Exoneration Letter for Bond No. 30055682 for Survey Monuments Associated with Tract Map No. 37428**

Background and Analysis:

Regulations to subdivide parcels include a requirement to set survey monuments.

Per the Subdivision Map Act (Government Code Section 66410), an engineer or surveyor shall set sufficient durable monuments to conform with the standards described in Section 8771 of the Business and Professions Code so that another engineer or surveyor may readily retrace the survey.

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.

Per Government Code Section 66497, the engineer or surveyor shall give written notice to the subdivider and to the City Engineer that the final monuments have been set.

Beaumont Highland Springs, LLC, Parcel Map No. 37045

The subdivider, Beaumont Highland Springs, LLC, has caused monumentation to be set in conformance with the Subdivision Map Act, Business and Professions Code, Beaumont Municipal Code, and Riverside County guidelines for the subject tracts. They

also provided a security agreement and security in the form of a bond for the survey monuments. The Surveyor of Record for the subject tract has provided the City Engineer with respective letters stating that the monuments have been set.

Tract / Parcel Map Number	PW#	Bond Number	Principal
PM 37045	2020-0561	4415087	Beaumont Highland Springs

City staff recommends that the survey monumentation bond be released.

Tri Pointe Homes IE-SD, Inc. (formerly Pardee Homes), Tract Map No. 31469-10, 37427, and 37428

The subdivider, Tri Pointe Homes IE-SD, Inc., has caused monumentation to be set in conformance with the Subdivision Map Act, Business and Professions Code, Beaumont Municipal Code, and Riverside County guidelines for the subject tracts. They also provided a security agreement and security in the form of a bond for the survey monuments. The Surveyor of Record for the subject tract has provided the City Engineer with respective letters stating that the monuments have been set.

Tract / Parcel Map Number	PW#	Bond Number	Principal
TR 31469-10	2021-0665	929640170	Pardee Homes
TR 37427	2021-0666	30055684	Pardee Homes
TR 37428	2021-0667	30055682	Pardee Homes

City staff recommends that the survey monumentation bonds be released.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

Recommended Action:

Authorize City staff to issue a Bond Exoneration Letter for Bond No. 4415087 for Survey Monuments associated with Parcel Map No. 37045,
 Authorize City staff to issue a Bond Exoneration Letter for Bond No. 929640170 for Survey Monuments associated with Tract Map No. 31469-10,
 Authorize City staff to issue a Bond Exoneration Letter for Bond No. 30055684 for Survey Monuments associated with Tract Map No. 37427, and
 Authorize City staff to issue a Bond Exoneration Letter for Bond No. 30055682 for Survey Monuments associated with Tract Map No. 37428.

Attachments:

- A. Bond Exoneration Application for Bond No. 4415087
- B. Bond Exoneration Application for Bond No. 929640170
- C. Bond Exoneration Application for Bond No. 30055684
- D. Bond Exoneration Application for Bond No. 30055682