



**CITY OF BEAUMONT  
PLANNING DEPARTMENT  
DRAFT CONDITIONS OF APPROVAL**

**PLANNING COMMISSION DATE:** October 11, 2022

**CITY COUNCIL DATE:** November 1, 2022

**PROJECT NAME:** Beaumont Marketplace

**PROJECT NO.:** Tentative Parcel Map 38232 (PM2022-0011)

**DESCRIPTION:** To subdivide 17.3-acres into four (4) parcels ranging in size from 0.48 to 15.71-acres.

**APPLICANT:** RRM Design Group

**LOCATION:** Northwest corner of 2nd Street and Highland Springs Avenue

**APN:** 419-260-078, -079 & -080

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

**STANDARD CONDITIONS**

1. The following conditions of approval are for TENTATIVE PARCEL MAP NO. 38232 (PM2022-0011).
2. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE PARCEL MAP NO. 38232 and related documents, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
3. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
4. This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor

change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.

5. The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
6. If deemed necessary by the Community Development Director, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Community Development Director prior to release of the final conditions of approval.
7. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
8. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
9. A Mitigated Negative Declaration was prepared for the Beaumont Marketplace Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential impacts of the project. All of the mitigation measures set forth in the subject environmental document that have are herewith established as conditions of approval for Tentative Parcel Map No. 38232.
10. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
11. In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
12. The approval of this map shall not result in any vesting provisions relative to City of Beaumont fees and exactions.

### **RECORDATION CONDITIONS**

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

13. The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:

City Fire Department  
City Police Department  
City Planning Department  
Beaumont Cherry Valley Water District  
Beaumont Unified School District

14. All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.
15. All delinquent property taxes, special taxes and/or any other assessments shall be paid to the Riverside County Tax Collectors Office.
16. A recorded reciprocal parking and access agreement or covenants, conditions and restrictions (CC&R's) shall be provided to Planning to demonstrate adequate access and parking has been afforded to owners, tenants and customers utilizing the Beaumont Marketplace shopping center.

## **PUBLIC WORKS**

### Surveying and Mapping

17. The applicant is responsible for resolving any conflicts with existing or proposed easements.
18. PRIOR TO MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, in the same scale as the Tentative Map, shall be submitted for review and approval by the City Engineer.
19. PRIOR TO MAP RECORDATION: Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Cross-ties shall be set in top of curbs and tie sheets shall be submitted to the Public Works Department. Per the Subdivision Map Act, Section 66496, internal monuments may be set at a later date if the applicant furnishes security guaranteeing the payment of the cost of setting such monuments.
20. PRIOR TO MAP RECORDATION: The Applicant shall comply with Government Code Section 66436(a)(3) before approval of the final map and shall provide "no objection" letters from all public entities or utilities to the satisfaction of the City Engineer.
21. PRIOR TO FINAL MAP RECORDATION: The applicant shall provide easements for all sewer and storm drain facilities that are publicly maintained.

22. PRIOR TO MAP RECORDATION: The applicant shall provide an exhibit showing all onsite public sewer and storm drain facilities.

End of Conditions