



## Staff Report

**TO:** City Council  
**FROM:** Jeff Hart, Public Works Director  
**DATE:** May 3, 2022  
**SUBJECT:** Final Approval of Parcel Map No. 37938

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### 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 October 6, 2020, City Council approved Tentative Parcel Map No. 37938 subject to the completion of the conditions of approval. Tentative Parcel Map No. 37938 proposes to subdivide 2.08 acres into two (2) commercial lots and is shown in Attachment A. Parcel 1 is 1.09 acres and occupies the east half of the subject property and is currently being developed for a 7-Eleven gas station and convenience store. Parcel 2 is 0.87 acres and is located on the western half of the property and is currently in the permitting stages for a Dutch Bros Coffee stand.

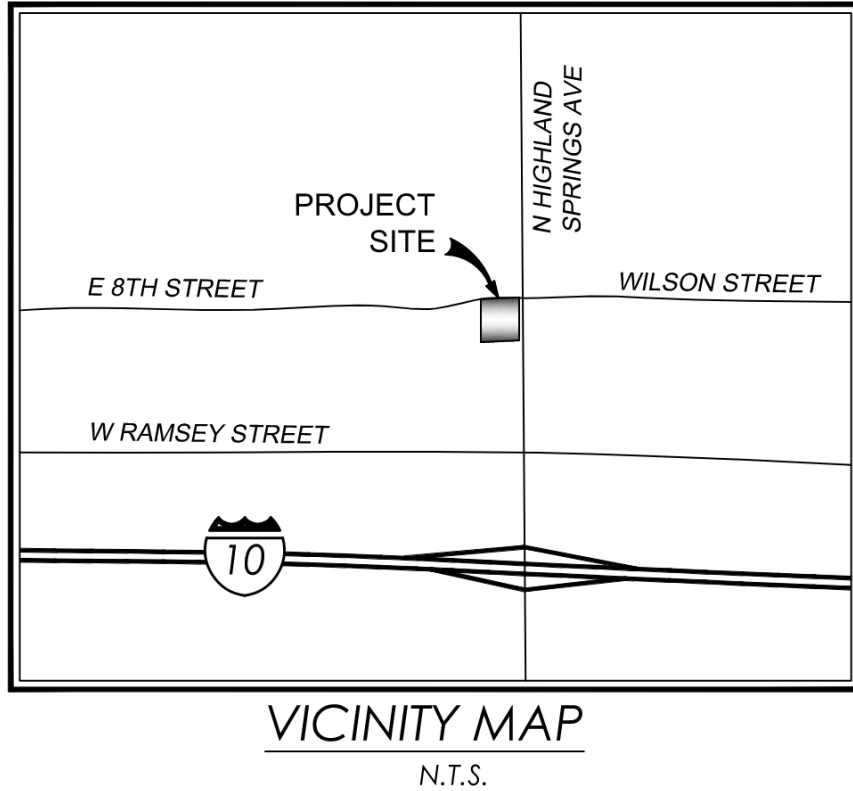


Figure 1 - Vicinity Map

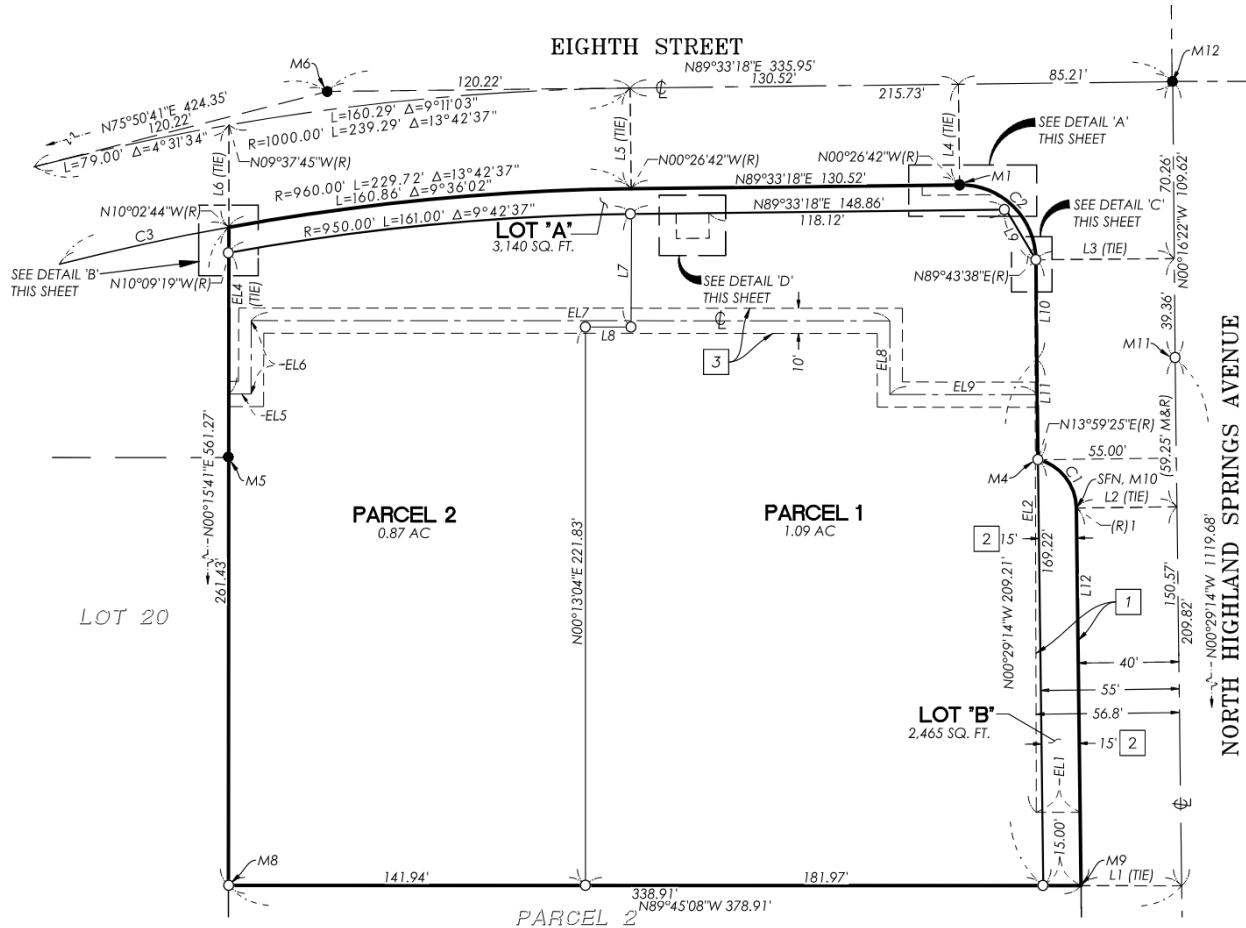


Figure 2 - PM 37938 Boundary

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 Surveyors certificate, the date of approval of the tentative map and the date of expiration are stated.

Subsequently, City staff recommends the Final Map be approved pursuant to Section 16.36.090 of the Beaumont Municipal Code. However, if the 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 at the time of the tentative map and any rulings made thereunder, they 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 several public street improvements required as part of the development of this division of land. As of the date of this report, only some of the public improvements have been completed. Therefore, in accordance with the Subdivision Map Act and Beaumont Municipal Code 16.56.010, the land divider 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 division of land. The Subdivision Map Act requires 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 lines 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 land divider has previously provided security agreements and security in the form of bonds for all public improvements and survey monuments. The following table is a summary of the improvements and corresponding bonds:

Table 1. Parcel Map No. 37938 Bond Summary	
Improvement	Status
Street	Previously Approved by City Council on August 17, 2021
Storm Drain	N/A
Sewer	N/A
Survey Monuments	Previously Approved by City Council on April 19, 2022

**Fiscal Impact:**

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

**Recommended Action:**

Approve Parcel Map No. 37938 as it is in substantial conformance with the approved tentative map.

**Attachments:**

- A. Parcel Map No. 37938