



Staff Report

TO: City Council
FROM: Robert Vestal, Director of Public Works
DATE: April 15, 2025
SUBJECT: Final Approval of Parcel Map No. 38953

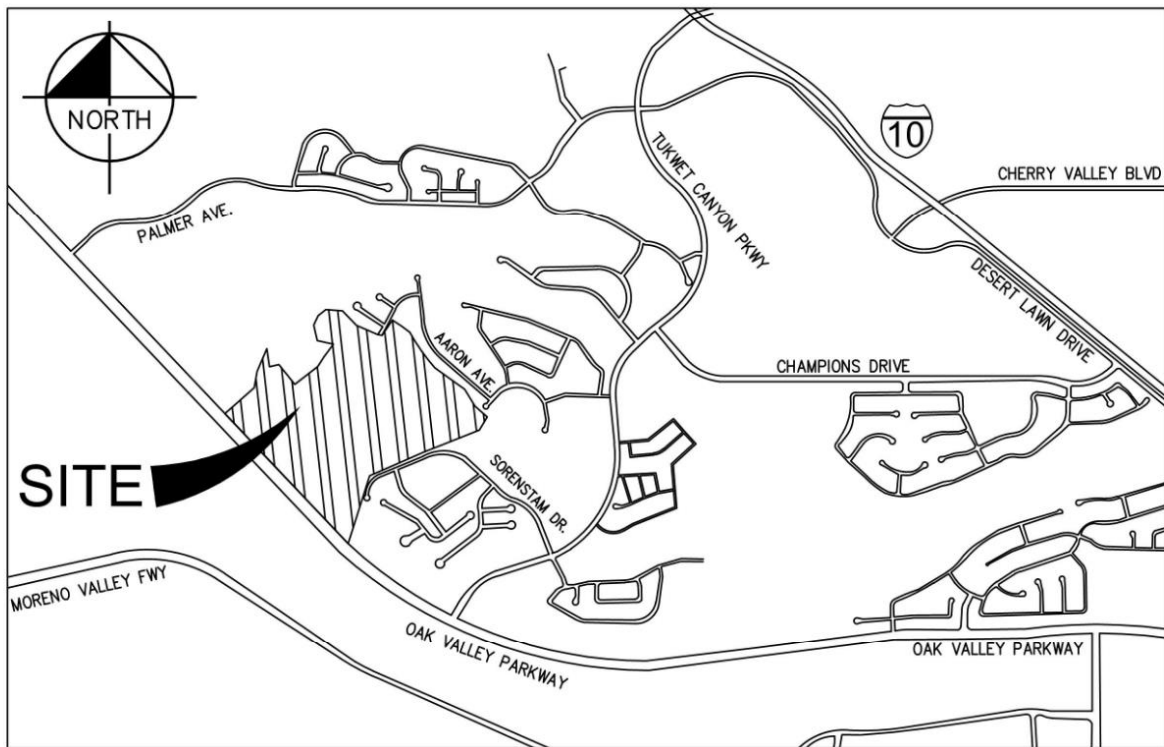
Description Final approval of Parcel Map No. 38953 (PM2024-0003), a subdivision of 110.19 acres (APN 413-790-074) into six (6) lots for financial purposes, and Accept Security Agreement for Survey Monuments.

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, 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 August 20, 2024, City Council approved Tentative Parcel Map No. 38953 (PM2024-0003) subject to the Development Agreement and conditions of approval. Tentative Parcel Map No. 38953 proposes to subdivide 110.19 acres into six (6) lots, as shown in Attachment A.

The 110.19-acre site is currently vacant. The property is located in an area which contains single family residences to the north and east and vacant land to the south and west. Future development of the lots will require the recordation of final tract maps, in which tentative tract maps are already approved for the subject property. The project has been conditioned to preclude development until such time that the final tract maps are recorded.



VICINITY MAP
NOT TO SCALE

Figure 1- Vicinity Map

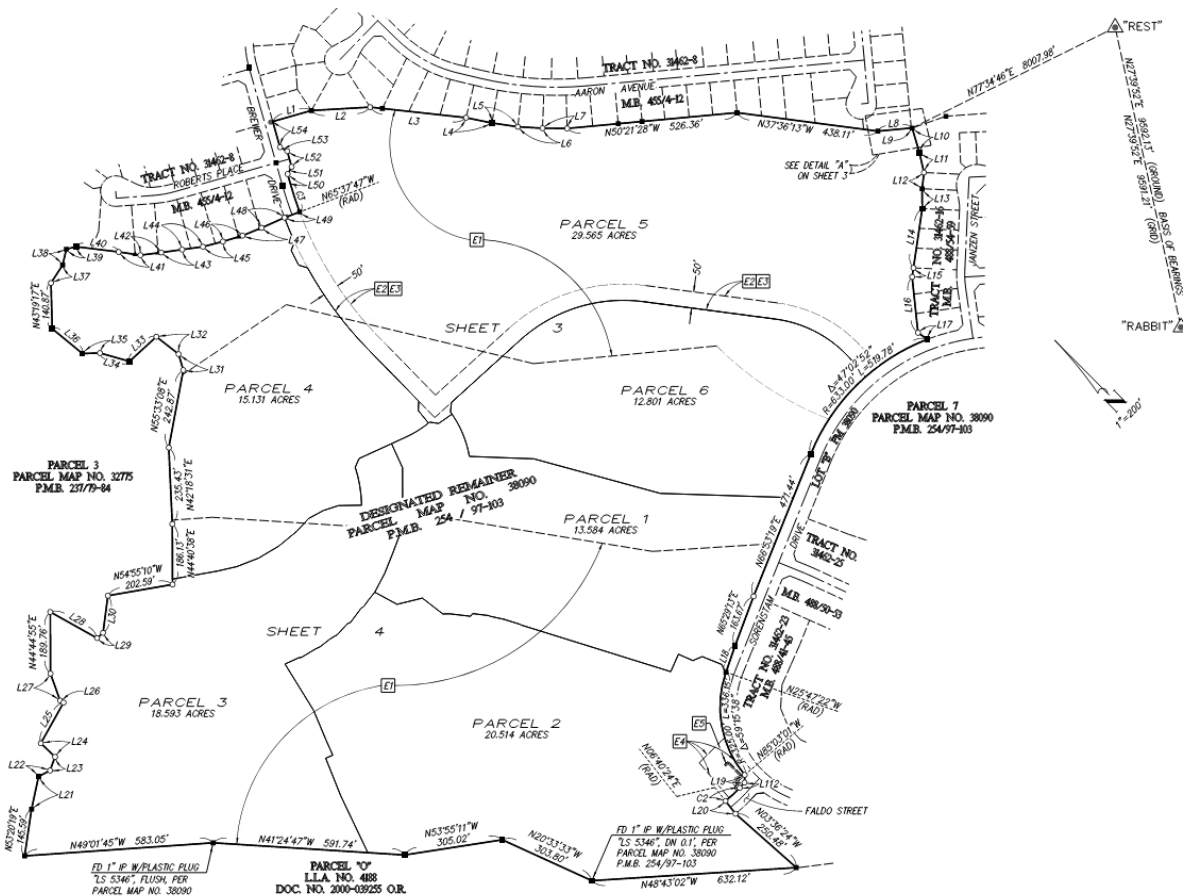


Figure 2 - Parcel Map Layout

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 is stated.

Subsequently, 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 of the tentative map and any rulings made thereunder 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 no public improvements required as part of the development of this division of land and therefore no improvement agreement is required.

The land divider has provided a subdivision improvement agreement and security in the form of a cash deposit for the interior survey monuments. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code.

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$700. All public improvements associated with the Parcel Map will be completed at the developer's expense. The City is not liable for public improvement maintenance until the public improvements are accepted into the City's publicly maintained system.

Recommended Action:

Approve Parcel Map No. 38953 as it is in substantial conformance with the approved tentative map, and

Accept Security Agreement for survey monuments.

Attachments:

- A. FPM 38953
- B. PW2024-0108 - FPM 38953 Fairway Canyon Monumentation Agreement