



Staff Report

TO: City Council
FROM: Robert L Vestal, Public Works Director
DATE: September 3, 2024
SUBJECT: Improvement Agreement and Security

Description Subdivision Improvement Agreement and Security for Plot Plan 2018-0119 for Public Works Street Improvements for project Beaumont Landing.

Background and Analysis:

The City requires all developers to provide security for public improvements consisting of, but not limited to, sewer, street, storm drain, utility, and survey monuments per the City of Beaumont Municipal Code 16.56.010.

PLOT PLAN 2018-0119 Beaumont Landing

On June 9, 2020, the Planning Commission approved the Conditional Use Permit 2018-0021. The project is a commercial development on an approximately 3.03-acre that would involve constructing an 18-pump fuel station; a 3,800-square-foot convenience store; a 1,500-square-foot car wash; and a 4,000-square-foot restaurant with a drive-through. The convenience store, car wash, and gas station are proposed to be developed on Parcel 1 while the restaurant with a drive-through and a water quality basin are proposed to be developed on Parcel 2. The project will provide a total of 56 parking spaces. Desert Lawn Drive would be realigned and renamed, Desert Lawn South. it would be constructed along the southern border of the proposed developed areas of the project site, curving up into Parcel 2 to align with the existing Desert Lawn Drive configuration on the northeast corner of the project site. A water quality retention basin is proposed to be developed on the southeast side of the project site, just south of the Desert Lawn Drive realignment. A conservation easement would be located within the southeastern corner of the project site, consisting of approximately 0.35 acres. The project would not include development or disturbance within the conservation easement. Access to the project site would be provided via two driveways on Desert Lawn South.

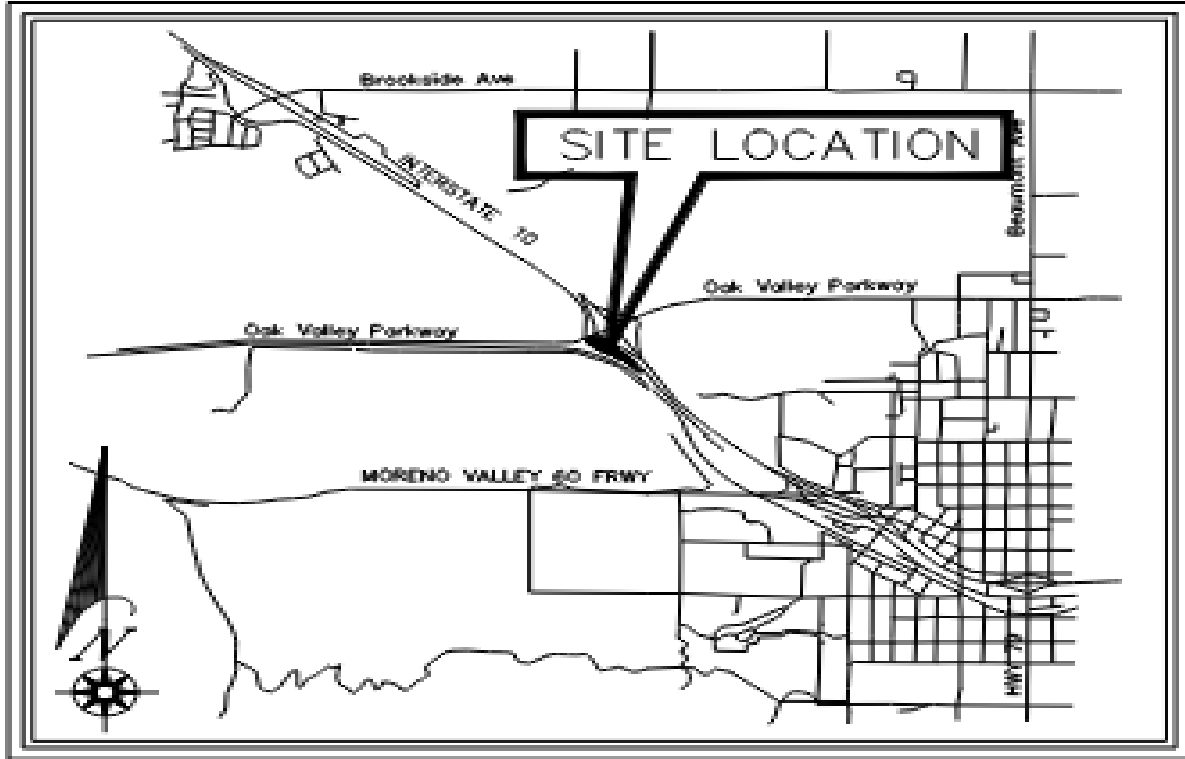


Figure 1- Vicinity Map

The principal, Beaumont Landing, LLC. is proposing to construct all street improvement work associated with the following improvements:

- Public Works No. 2020-0578, as shown on City File No. 3376, under bond number CIC1953967 for PP 2018-0119.
- Public Works No. 2020-0579, as shown on City File No. 3377, under bond number CIC1953966 for PP 2018-0119.

Beaumont Landing LLC., has provided a security agreement and security in the form of a bond for public improvements. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code. The following table is a summary of the securities.

Table 1

PROJECT	BOND NUMBER	Type of Improvement	Principal
PP2018-0119	CIC1953967	Street	BEAUMONT LANDING, LLC
PP2018-0119	CIC1953966	Sewer	BEAUMONT LANDING, LLC

City staff recommends that the City Council accept the Security Agreement and securities listed in Table 1.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350. The developer maintains all associated improvements during the construction and maintenance period. 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 Subdivision Improvement Agreement for Plot Plan 2018-0119 for Street Improvement.

Attachments:

- A. PP2018-0119 – Street Improvement Agreement Package
- B. PP2018-0119 – Sewer Improvement Agreement Package