



Staff Report

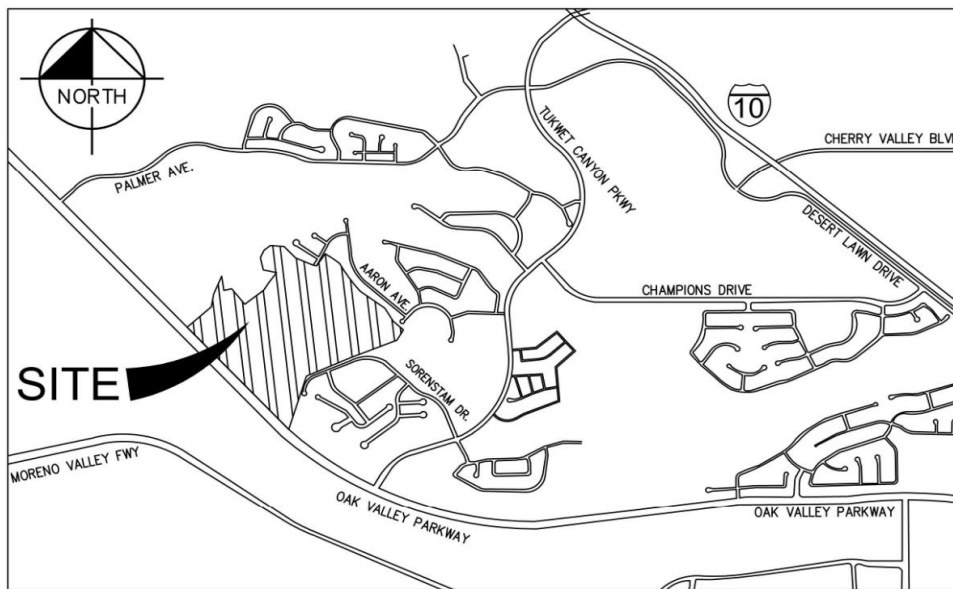
TO: City Council
FROM: Robert Vestal, Director of Public Works
DATE: March 4, 2025
SUBJECT: Improvement Agreement and Security

Description Improvement Agreement and Security for Sewer, Street, and Storm Drain Improvements for Parcel Map 38953, Tract 31462-17, Tract 31462-19, Tract 31462-27, Tract 31462-28, and Tract 31462-29.

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 City of Beaumont Municipal Code 16.56.010.

On August 20, 2024, City Council approved Tentative Parcel Map No. 38953 (PM2024-0003) subject to the Development Agreement and conditions of approval. Refer to Figure 1, Vicinity Map, for Project Location.



VICINITY MAP
NOT TO SCALE

Figure 1- Vicinity Map

Tentative Parcel Map No. 38953 proposes to subdivide 110.19 acres into six (6) lots, as shown in Figure 2 – Parcel Map Layout.

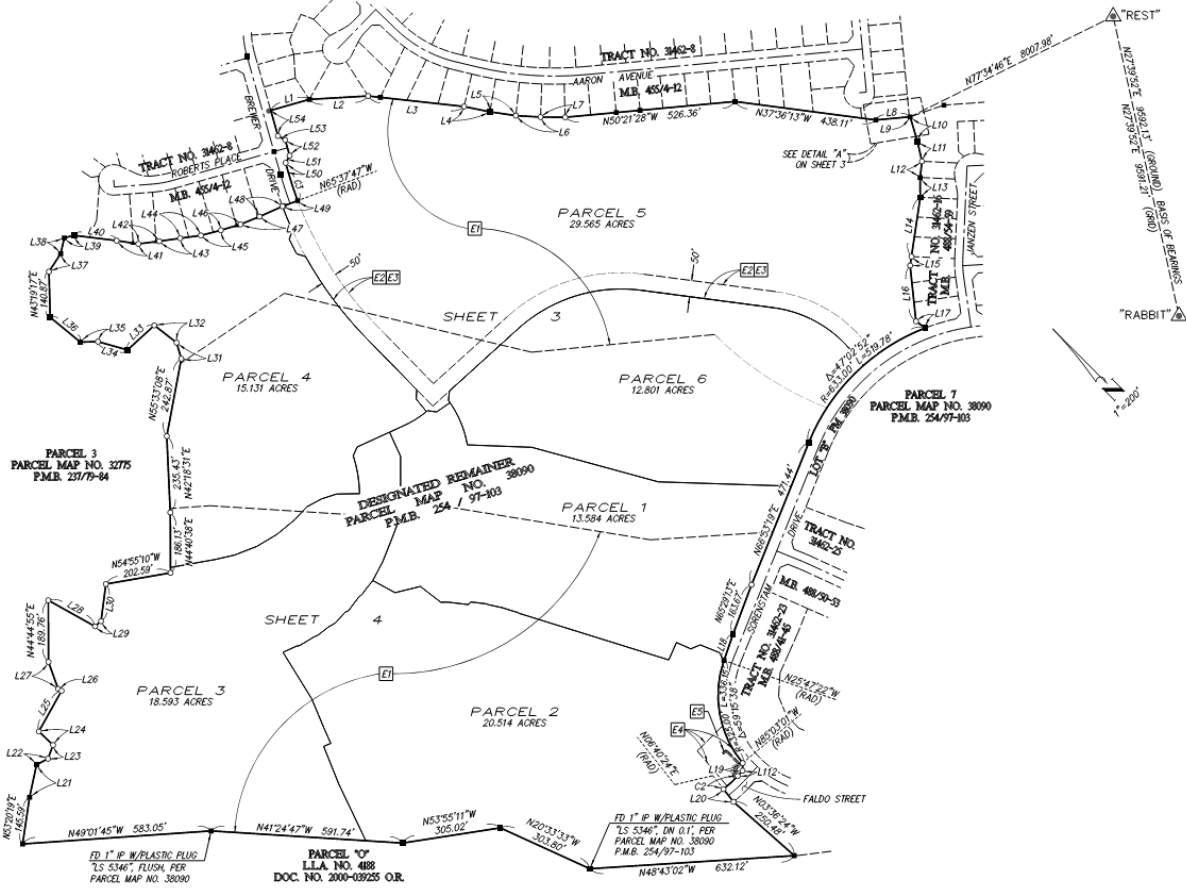


Figure 2- Parcel Map Layout

Meritage Homes of California, Inc. (Owner), is proposing to construct all sewer, street, and storm drain improvement work associated with the following improvements:

- Public Works File No. 2024-0018, as shown on City File No. 3492, under Performance and Payment Bond No. SU1203632 for PM 38953.
- Public Works File No. 2024-0019, as shown on City File No. 3493, under Performance and Payment Bond No. SU1203633 for PM 38953.
- Public Works File No. 2024-0022, as shown on City File No. 3494, under Performance and Payment Bond No. 024279659 for TR 31462-17.
- Public Works File No. 2024-0023, as shown on City File No. 3499, under Performance and Payment Bond No. 024279670 for TR 31462-17.
- Public Works File No. 2024-0024, as shown on City File No. 3495, under Performance and Payment Bond No. 024279672 for TR 31462-19.

- Public Works File No. 2024-0025, as shown on City File No. 3500, under Performance and Payment Bond No. 024279658 for TR 31462-19.
- Public Works File No. 2024-0026, as shown on City File No. 3496, under Performance and Payment Bond No. 024279660 for TR 31462-27.
- Public Works File No. 2024-0027, as shown on City File No. 3497, under Performance and Payment Bond No. 024279671 for TR 31462-28.
- Public Works File No. 2024-0028, as shown on City File No. 3501, under Performance and Payment Bond No. 024279661 for TR 31462-28.
- Public Works File No. 2024-0029, as shown on City File No. 3498, under Performance and Payment Bond No. 024279662 for TR 31462-29.
- Public Works File No. 2024-0030, as shown on City File No. 3502, under Performance and Payment Bond No. 024279673 for TR 31462-29.
- Public Works File No. 2024-0033, as shown on City File No. 3503, under Performance and Payment Bond No. 1113787 for PM 38953.
- Public Works File No. 2024-0034, as shown on City File No. 3504, under Performance and Payment Bond No. 1113786 for TR 31462-17.
- Public Works File No. 2024-0035, as shown on City File No. 3505, under Performance and Payment Bond No. 024279663 for TR 31462-19.
- Public Works File No. 2024-0036, as shown on City File No. 3506, under Performance and Payment Bond No. 024279664 for TR 31462-27.
- Public Works File No. 2024-0037, as shown on City File No. 3507, under Performance and Payment Bond No. 024279665 for TR 31462-28.
- Public Works File No. 2024-0038, as shown on City File No. 3508, under Performance and Payment Bond No. 024279666 for TR 31462-29.

The Owner has provided a security agreement and security in the form of a bond for the 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 security.

Table 1

Bond Number	Security Type	Type of Improvement	Principal
SU1203632	Performance & Payment Bond	Backbone Street	Meritage Homes of California, Inc.
SU1203633	Performance & Payment Bond	Backbone Storm Drain	Meritage Homes of California, Inc.
024279659	Performance & Payment Bond	Street	Meritage Homes of California, Inc.
024279670	Performance & Payment Bond	Storm Drain	Meritage Homes of California, Inc.
024279672	Performance & Payment Bond	Street	Meritage Homes of California, Inc.
024279658	Performance & Payment Bond	Storm Drain	Meritage Homes of California, Inc.
024279660	Performance & Payment Bond	Street	Meritage Homes of California, Inc.
024279671	Performance & Payment Bond	Street	Meritage Homes of California, Inc.
024279661	Performance & Payment Bond	Storm Drain	Meritage Homes of California, Inc.
024279662	Performance & Payment Bond	Street	Meritage Homes of California, Inc.
024279673	Performance & Payment Bond	Storm Drain	Meritage Homes of California, Inc.
1113787	Performance & Payment Bond	Backbone Sewer	Meritage Homes of California, Inc.
1113786	Performance & Payment Bond	Sewer	Meritage Homes of California, Inc.
024279663	Performance & Payment Bond	Sewer	Meritage Homes of California, Inc.
024279664	Performance & Payment Bond	Sewer	Meritage Homes of California, Inc.
024279665	Performance & Payment Bond	Sewer	Meritage Homes of California, Inc.
024279666	Performance & Payment Bond	Sewer	Meritage Homes of California, Inc.

City staff recommends that 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 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:

Accept Security Agreement and Performance and Payment Bonds for (Project / Bond number / Improvement): PM 38953 / SU1203632 / Backbone Street, PM 38953 / SU1203633 / Backbone Storm Drain, TR 31462-17 / 024279659 / Street, TR 31462-17 / 024279670 / Storm Drain, TR 31462-19 / 024279672 / Street, TR 31462-19 / 024279658 / Storm Drain, TR 31462-27 / 024279660 / Street, TR 31462-28 / 024279671 / Street, TR 31462-28 / 024279661 / Storm Drain, TR 31462-29 / 024279662 / Street, TR 31462-29 / 024279673 / Storm Drain, PM 38953 / 1113787 / Backbone Sewer, TR 31462-17 / 1113786 / Sewer, TR 31462-19 / 024279663 / Sewer, TR 31462-27 / 024279664 / Sewer, TR 31462-28 / 024279665 / Sewer, and TR 31462-29 / 024279666 / Sewer

Attachments:

- A. PW2024-0018 - PM 38953 Backbone Street Bond SU1203632
- B. PW2024-0019 - PM 38953 Backbone Storm Drain Bond SU1203633
- C. PW2024-0022 - TR 31462-17 Street Bond 024279659
- D. PW2024-0023 - TR 31462-17 Storm Drain Bond 024279670
- E. PW2024-0024 - TR 31462-19 Street Bond 024279672
- F. PW2024-0025 - TR 31462-19 Storm Drain Bond 024279658
- G. PW2024-0026 - TR 31462-27 Street Bond 024279660
- H. PW2024-0027 - TR 31462-28 Street Bond 024279671
- I. PW2024-0028 - TR 31462-28 Storm Drain Bond 024279661
- J. PW2024-0029 - TR 31462-29 Street Bond 024279662
- K. PW2024-0030 - TR 31462-29 Storm Drain Bond 024279673
- L. PW2024-0033 - PM 38953 Backbone Sewer Bond 1113787
- M. PW2024-0034 - TR 31462-17 Sewer Bond 1113786
- N. PW2024-0035 - TR 31462-19 Sewer Bond 024279663
- O. PW2024-0036 - TR 31462-27 Sewer Bond 024279664
- P. PW2024-0037 - TR 31462-28 Sewer Bond 024279665
- Q. PW2024-0038 - TR 31462-29 Sewer Bond 024279666