



## Staff Report

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

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**Description** Subdivision Improvement Agreement and Security for street improvements for 8<sup>th</sup> Street Apartments, Plot Plan 2023-0557.

### **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.

### **PLOT PLAN 2023-0557 8<sup>TH</sup> STREET APARTMENTS**

On December 12, 2023, City of Beaumont staff administratively approved Plot Plan 2023-0557 (Project). The Project proposes a 48-unit, 2 (two) story affordable multi-family apartment building consisting of 2-unit types as follows: 47-1 bedroom units and 1-2 bedroom unit, on a 1.26-acre lot located south of 8<sup>th</sup> Street, east of Illinois Avenue, and west of American Avenue. The Project is located at 1343 E 8<sup>TH</sup> Street (APN 419-222-011). Refer to Figure 1 for Vicinity Map for Project Location.

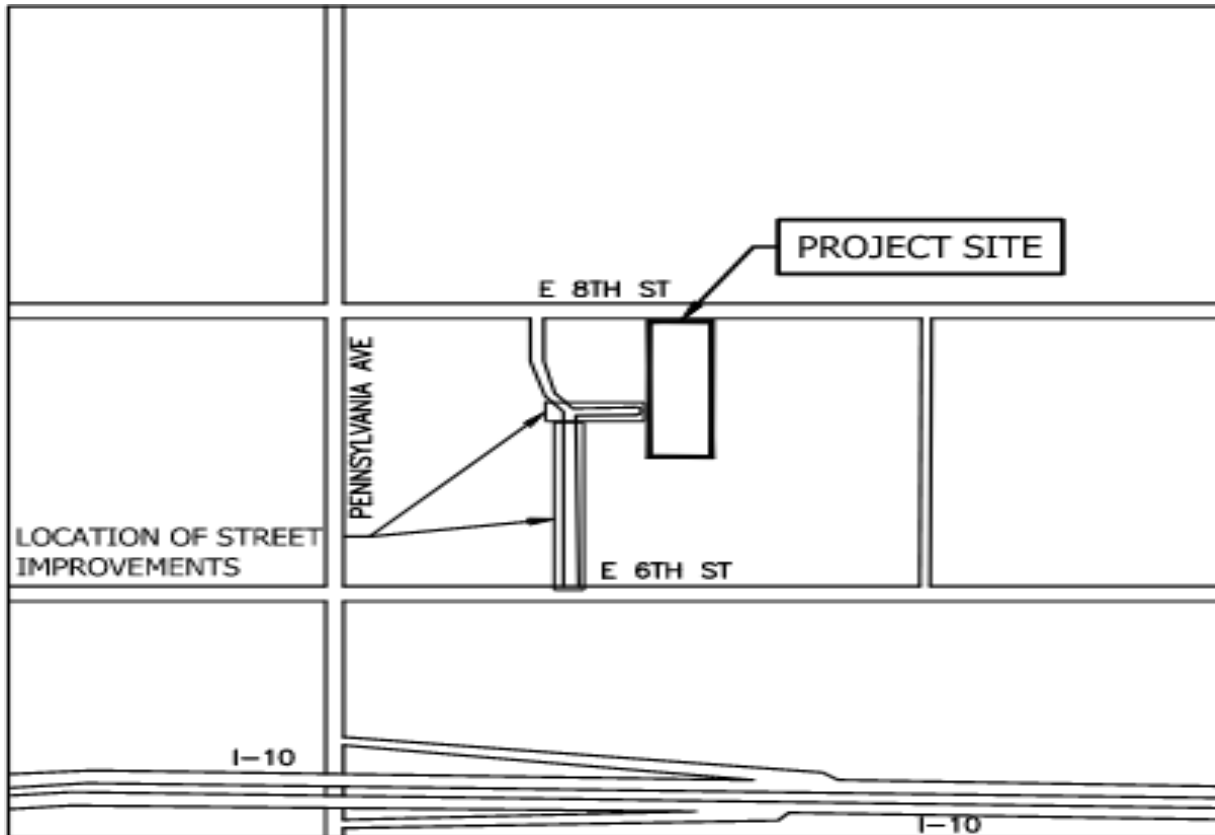


Figure 1- Vicinity Map

Principal, NCRC Beaumont LP, is proposing to construct all street improvement work associated with the following improvements:

- Public Works file No. 2024-1101, as shown on City File No. 3486, under performance and payment bond number 1000764329 for PP2023-0557.

NCRC Beaumont LP 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 security.

**Table 1**

<b>Project</b>	<b>Bond Number</b>	<b>Type of Improvement</b>	<b>Principal</b>
PP2023-0557	1000764329	Street	NCRC Beaumont LP

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 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:**

Accept Security Agreement and Performance and Payment Bonds for (Project / Bond number / Improvement):

- Plot Plan 2023-0557 Street Improvements.

**Attachments:**

- A. PW2024-1101 - Improvement Agreement Package