



Staff Report

TO: City Council
FROM: Robert Vestal, Assistant Public Works Director
DATE: February 7, 2023
SUBJECT: Improvement Agreement and Security

Description Improvement agreement and security for street and sewer improvements for Conditional Use Permit 2020-0049.

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.

Conditional Use Permit 2020-0049 High Sands, Inc.

On May 11, 2021, Planning Commission approved Conditional Use Permit 2020-0049 (Project). The Project proposes a drive-thru restaurant, office building, and the remodel of an existing car wash on a 2.38-acre Project site. The Project is located at 655, 675, and 695 Highland Springs Avenue (APNs 419-150-026, -027 and -046). Refer to Figure 1 for vicinity map.

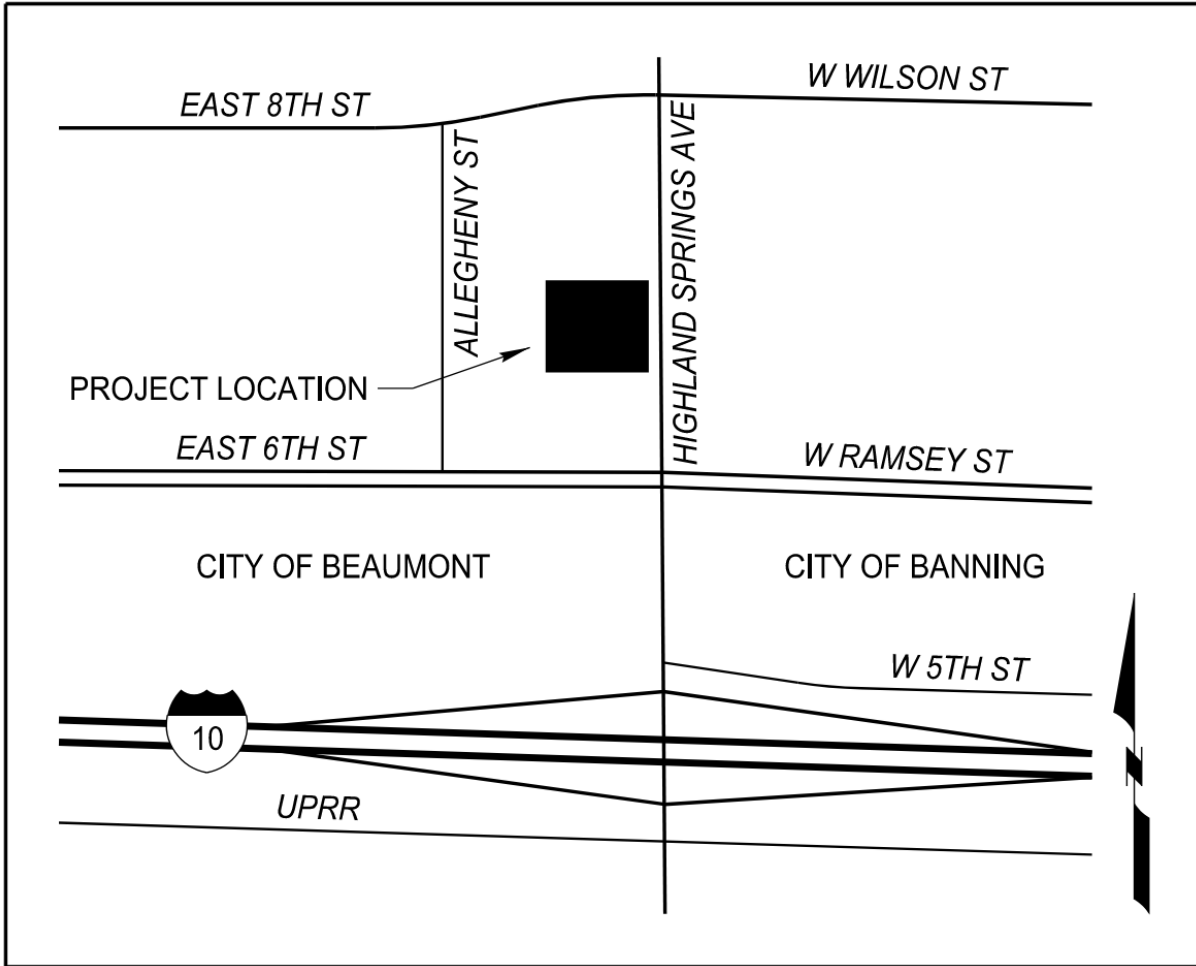


Figure 1- Vicinity Map

The principal, High Sands, Inc., is proposing to construct all street improvement work associated with the following improvements:

- Public Works file No. 2022-0853, as shown on City File No. 3451, under performance and payment bond No. PA12523900006 for CUP 2020-0049.

The principal, High Sands, Inc., is proposing to construct all sewer improvement work associated with the following improvements:

- Public Works file No. 2022-0926, as shown on City File No. 3456, under performance and payment bond No. PA12523900007 for CUP 2020-0049.

High Sands, Inc. 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

Security #	Security Type	Type of Improvement	Principal
PA12523900006	Performance Bond	Street	High Sands, Inc.
PA12523900007	Performance Bond	Sewer	High Sands, 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):

- CUP2020-0049/ PA12523900006 / Street
- CUP2020-0049/ PA12523900007 / Street

Attachments:

- A. PW2022-0853 - Improvement Agreement Package
- B. PW2022-0926 - Improvement Agreement Package