



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Robert L. Vestal, City Engineer | Public Works Director
BY: Hugo Escobedo, Senior Engineer
DATE: March 3, 2026
SUBJECT: Improvement Agreement and Security for Oak Valley Village Street Improvements

Description: Improvement Agreement and security for street improvements for Oak Valley Village, PP2024-0059, located at the southeast corner of Interstate 10 and Oak Valley Parkway.

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.

PP2024-0059 | Oak Valley Village

On May 28, 2025, the Planning Commission conducted a public hearing and approved Plot Plan (PP2024-0059) Oak Valley Village (Project) to construct a commercial center on a 28.95-acre vacant site comprised of multi-tenant buildings and commercial pad sites totaling approximately 279,941 square feet of retail and restaurant floor area. The Project is located east of Interstate 10 (I-10) and south of Oak Valley Parkway within the Community Commercial (CC) zone (APNs: 414-070-008, 414-080-001, -002, -003, -004, -005, -006, and 414-090-019). Refer to Figure 1- Vicinity Map for Project Location.

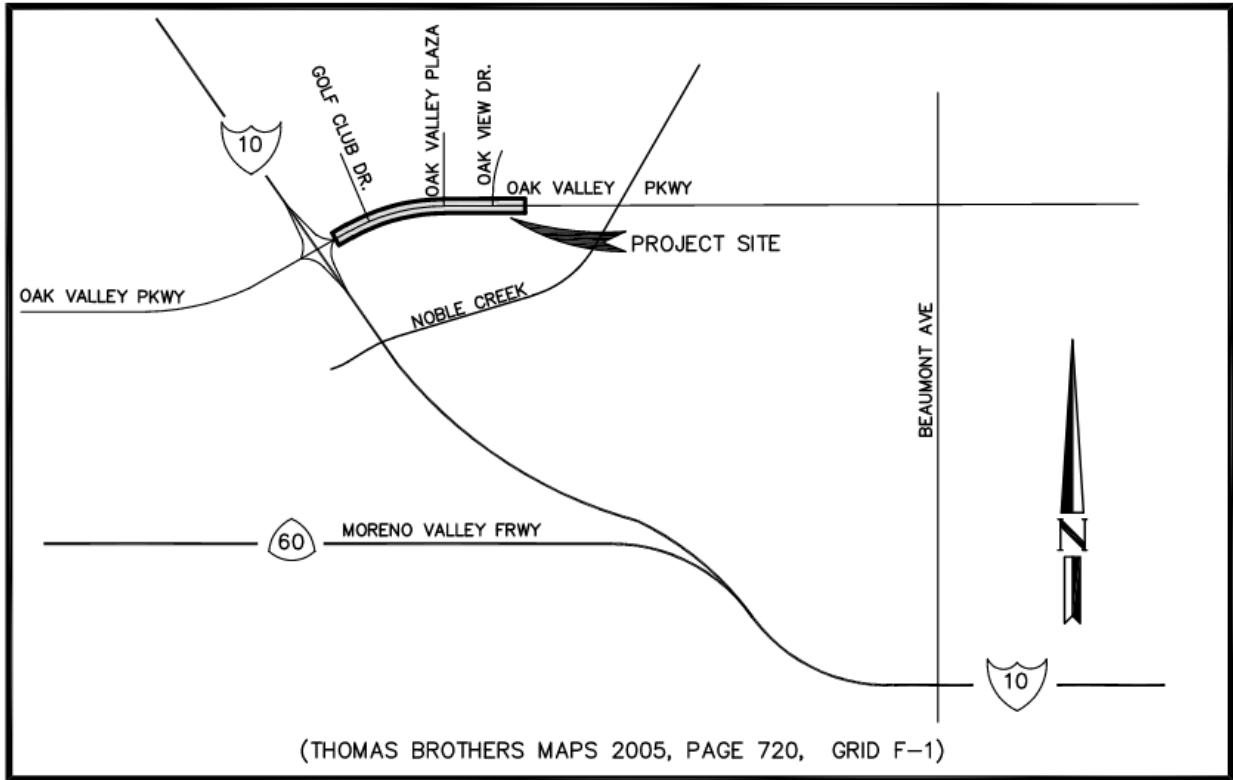


Figure 1- Vicinity Map

Beaumont Regency AVG, LLC (Owner), is proposing to construct all street improvement work associated with the following improvements:

- Public Works File No. PW2025-0257, as shown on City File No. 3547, under Performance and Payment Bond No. 273703

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

Security Number	Security Type	Type of Improvement	Principal
273703	Performance & Payment Bond	Street	Beaumont Regency AVG, LLC

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 street improvements for Oak Valley Village (Project / Bond Number / Improvement):

- PP2024-0059 / 273703 / Street

Attachments:

- A. PW2025-0257 - Improvement Agreement Package for Oak Valley Village