



## Staff Report

**TO:** City Council  
**FROM:** Robert Vestal, Assistant Public Works Director  
**DATE:** October 4, 2022  
**SUBJECT:** **Accept Security Agreement and Performance and Payment Bonds**

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### **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.

### **Curry's Mobile Home Park**

On February 9, 2022, Wine Country Consulting Inc, submitted a sewer improvement plan for Curry's Mobile Home Park (Park). The Park is located near the northwest corner of Sixth Street and Xenia Avenue and has approximately 31 spaces plus a laundry facility. The Park's onsite septic system is not able to meet the demands of the Park. The intent of the sewer improvement plan is to extend an existing sewer main, approximately 300 feet, along Sixth Street, to the Park's frontage and connect to the publicly maintained sewer system. The sewer improvement plans were reviewed and approved, and the applicant paid all associated connection fees.

### **Fairway Canyon Sewer Lift Station**

Meritage Homes of California, Inc., (Meritage), is proposing to construct the Fairway Canyon Sewer Lift Station (Lift Station) within Oak Valley and SCPGA Golf Course Specific Plan, Tentative Tract 31462. On September 6, 2022, City Council accepted an easement for the Lift Station. Meritage will construct and operate the Lift Station until the City accepts the Lift Station into the publicly maintained system. The easement is a temporary measure granting the City access to the Lift Station. Once Tract Map No. 31462-17 records with the County Recorder's Office, the easement will be superseded with a lot dedicated to the City in fee title. All plans associated with the Lift Station are

approved

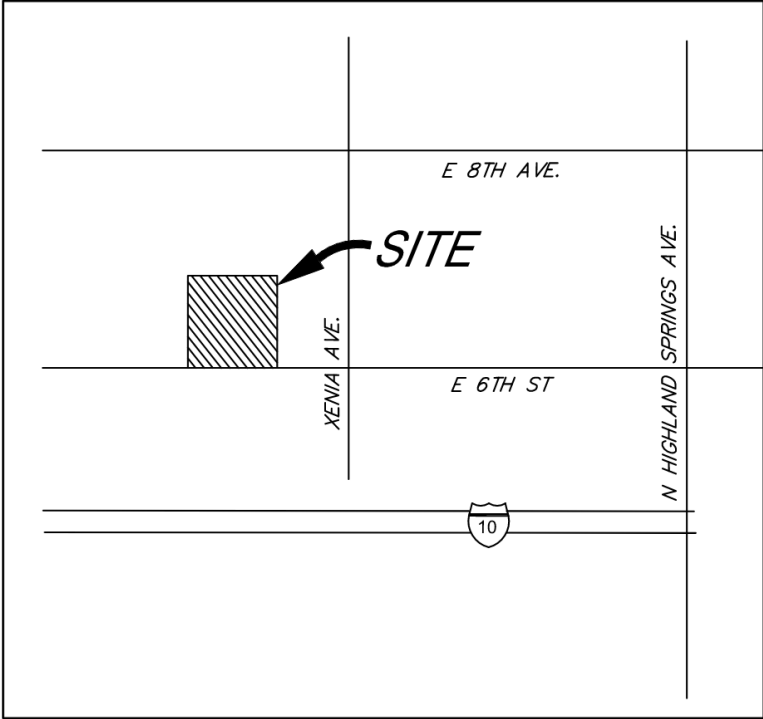


Figure 1 - Curry's MHP Location



Figure 2 - Lift Station Location

Table No. 1 provides a summary of bonds that are recommended to be accepted. The summary includes the project, bond number, improvement type, Public Works project number, Public Works plan number, and the principal. For each item, the principal 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.

**Table No. 1 – Summary of Bonds recommended to be accepted.**

Project	Bond Number	Improvement	PW Project Number	Plan Number	Principal
Curry's MHP	72482534	Sewer	PW2022-0821	3440	M&S Equipment, Inc.
Fairway Canyon Lift Station	354071	Lift Station	PW2022-0815	3442	Meritage Homes of California, Inc.

**Fiscal Impact:**

The cost of preparing the staff report is estimated to be \$350. All work associated with the bonds will be completed at developer's expense. The City is not liable for public improvement maintenance until the public improvements are accepted into the publicly maintained system.

**Recommended Action:**

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

- Curry's Mobile Home Park / 72482534 / Sewer
- Fairway Canyon Lift Station / 354071 / Lift Station

**Attachments:**

- A. PW2022-0821 - Agreement and Bond
- B. PW2022-0815 - Agreement and Bond