



Staff Report

TO: Mayor, and City Council Members
FROM: Jeff Hart, Public Works Director
DATE: November 17, 2020
SUBJECT: **Accept Performance and Payment Bonds and Security Agreements for Woodside 05S, LP, Tracts 37697 and 37698 Street Improvements, Sewer Improvements, and Storm Drain Improvements**

Background and Analysis:

The City requires all developers to provide security for public improvements consisting of, but not limited to, street improvements, sewer improvements, storm drain improvements, and monument improvements. The bonded improvements listed in Table 1 will be constructed by Woodside 05S, LP.

On February 4, 2020, City Council approved Tentative Map No. 37697 and Tentative Map No. 37698 subject to the completion of the conditions of approval. Tentative Map No. 37697 and Tentative Map No. 37698 are proposed subdivisions of a portion of Planning Area (PA 25) as shown on approved Tentative Map No. 31492 and the adopted Oak Valley SCPGA Golf Course Specific Plan. Refer to Figure 1 for Tentative Map No. 31492.

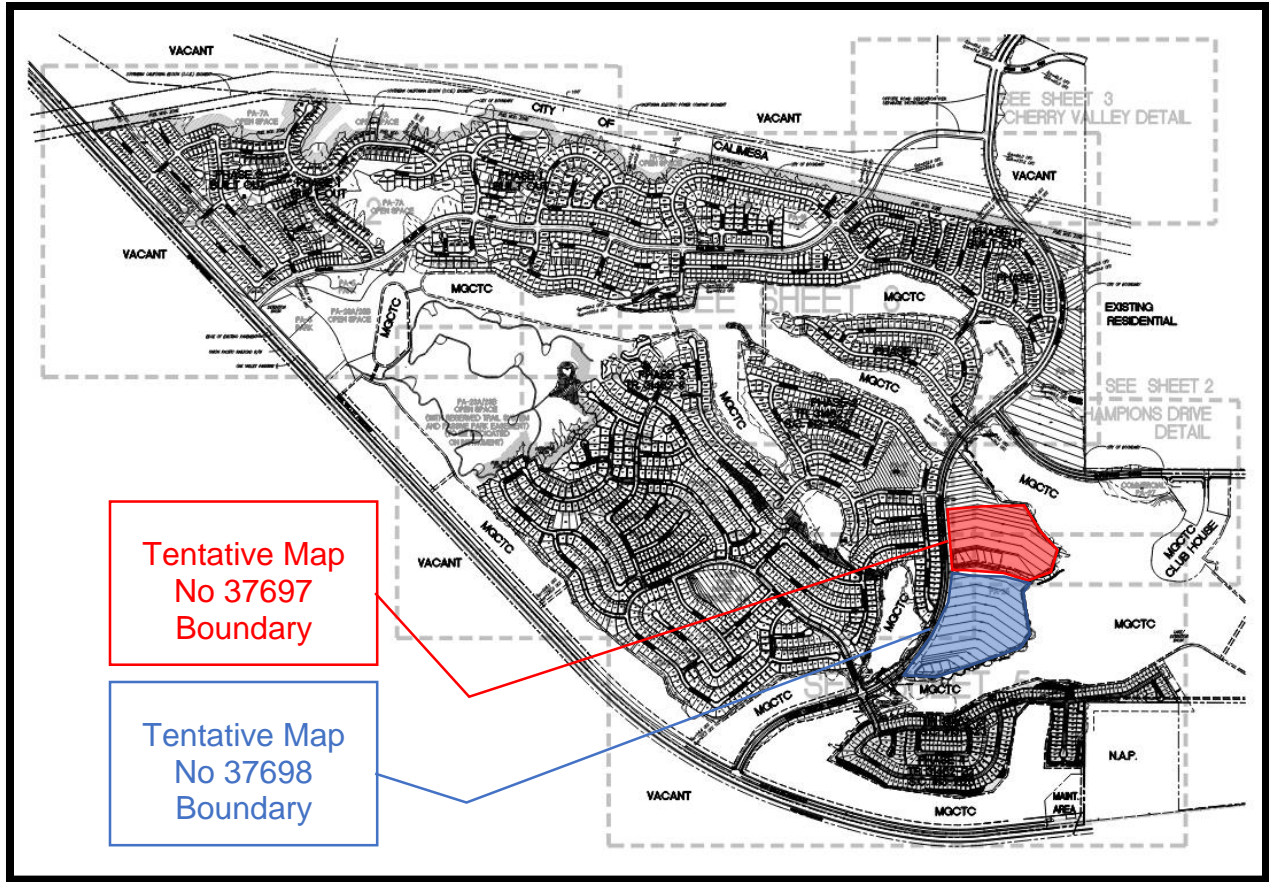


Figure 1 - Tentative Map No. 31462

The proposed Tract Map No. 37697 and Tract Map No. 37698 (Tracts) are located north of Oak Valley Parkway, south of Champions Road and east of the future extension of Tukwet Canyon Parkway. Tract Map No. 37697 will subdivide 13.19 acres into 73 single family residential lots with a 4,950 square foot minimum lot size and 8 lettered lots. Tract Map No. 37698 will subdivide 22.09 acres into 126 single family residential lots with a 3,800 square foot minimum lot size and 16 lettered lots.

There are several public improvements required as part of the development of the Tracts, including storm drain, street, and sewer improvements. As of the date of this report, no improvements have been constructed. Therefore, in accordance with the Subdivision Map Act and Beaumont Municipal Code 16.56.010, the land divided shall enter into an agreement with the City to complete the improvements and in connection therewith shall furnish the City improvement security in the amounts required by Section 16.56.040 of said Beaumont Municipal Code.

Woodside 05S, LP:

Woodside 05S, LP will construct the sewer improvements, street improvements, and storm drain improvements for the Tracts. The sewer improvements will consist of sewer pipes, manholes, and laterals. The street improvements will consist of the construction of local roads on the interior of the Tracts, including asphalt paving, curb and gutter, sidewalk, streetlights, striping and signage. The storm drain improvements will consist of a network of pipes, catch basins, manholes, junction structures, and outlet structures.

Woodside 05S, LP has provided security agreements and security in the form of bonds for the public improvements. The agreements have been reviewed by City staff and found to be consistent with the Beaumont Municipal Code. The following table is a summary of the improvements and corresponding bonds:

| Table 1 ~ Tract Map No. 37697 and 37698 Bond Summary | | | |
|--|--|--------------------|------------------|
| Improvement | Bond Type | Bond Number | Principal |
| Street TR 37697 | Performance & Payment | #LICX1196197 | Woodside 05S, LP |
| Street TR 37698 | Performance & Payment | #LICX1196194 | Woodside 05S, LP |
| Sewer TR 37697 | Performance & Payment | #LICX1196196 | Woodside 05S, LP |
| Sewer TR 37698 | Performance & Payment | #LICX1196193 | Woodside 05S, LP |
| Storm Drain TR 37697 | Performance & Payment | #LICX1196195 | Woodside 05S, LP |
| Storm Drain TR 37698 | Performance & Payment | #LICX1196192 | Woodside 05S, LP |
| Survey Monuments TR 37697 | Not a part, anticipated to be submitted at a later date, under a separate staff report | | |
| Survey Monuments TR 37698 | Not a part, anticipated to be submitted at a later date, under a separate staff report | | |

Subsequently, City staff recommends the agreement and bonds be accepted.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

Recommended Action:

Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Street Improvements,
Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Sewer Improvements, and
Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Storm Drain Improvements.

Attachments:

- A. Performance and Payment Bond No. #LICX1196197 and security agreements for Street Improvements
- B. Performance and Payment Bond No. #LICX1196194 and security agreements for Street Improvements
- C. Performance and Payment Bond No. #LICX1196196 and security agreements for Sewer Improvements
- D. Performance and Payment Bond No. #LICX1196193 and security agreements for Sewer Improvements
- E. Performance and Payment Bond No. #LICX1196195 and security agreements for Storm Drain Improvements
- F. Performance and Payment Bond No. #LICX1196192 and security agreements for Storm Drain Improvements