



Staff Report

TO: Mayor, and City Council Members
FROM: Jeff Hart, Public Works Director
DATE November 17, 2020
SUBJECT: Accept Performance Bonds, Payment Bonds, and Security Agreements for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Storm Drain Improvements, Street Improvements, and Survey Monumentation

Background and Analysis:

The City requires all developers to provide security for public improvements consisting of, but not limited to, sewer improvements, street improvements, storm drain improvements, utility improvements, and monument improvements. The bonded improvements listed in Table 1 will be constructed by SDC Fairway Canyon, LLC.

On October 7, 2003, City Council approved Tentative Map No. 31462 subject to the completion of the conditions of approval. Tentative Tract No. 31462 proposes to subdivide 960.91 acres into 3,300 single family residences, apartments and townhomes, with a series of parks, open space, school sites and commercial and recreation areas. Tentative Map No. 31462 comprises a majority of the adopted Oak Valley and SCPGA Golf Course Specific Plan. Tract Maps No. 31462-21 and -22 (Tracts) are located north of Oak Valley Parkway, south of Champions Drive, and east of the future extension of Tukwet Canyon Parkway. The proposed tracts are phased portions of Tentative Tract Map No. 31462 (Refer to Figure 1 for Tentative Map No. 31462 layout).

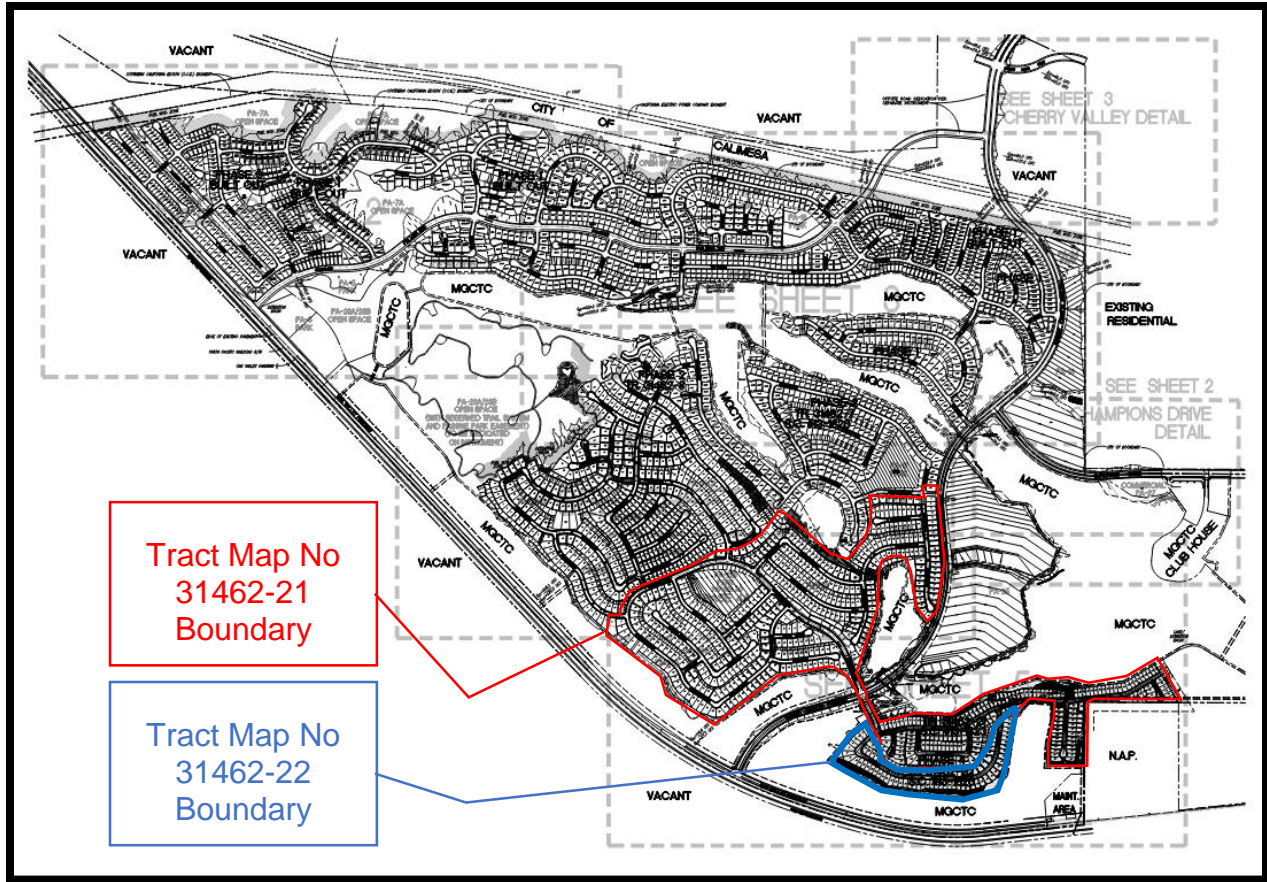


Figure 1 - Tentative Map No. 31462

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.

In addition to the public improvements, there are several survey monuments required to be set as part of the tract maps. The Subdivision Map Act requires that that at least one exterior boundary line of the land being subdivided be adequately monumented or referenced before the map is recorded. Furthermore, the Subdivision Map Act and Beaumont Municipal Code 16.36.100 states that interior monuments need not be set at the time the map is recorded, if the engineer or surveyor certifies on the map that the monuments will be set on or before a specified later date, and if the land divider furnishes security guaranteeing the payment of the cost of setting such monuments.

SDC Fairway Canyon:

SDC Fairway Canyon, LLC will construct the storm drain improvements, street improvements, and install survey monuments for the Tracts. The storm drain improvements will consist of storm pipes, catch basins, manholes, junction structures, and outlet structures. The street improvements will consist of the construction of local roads including, asphalt paving, curb and gutter, sidewalk, streetlights, striping, and signage. SDC Fairway Canyon, LLC has certified that all exterior boundary lines are monumented as of September 8, 2020. Therefore, the survey monuments will consist of setting monuments along the interior of the tracts consisting of centerlines, right-of-ways, and lot lines.

SDC Fairway Canyon, LLC has provided security agreements and security in the form of bonds for the public improvements. The agreements have been reviewed by 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. 31462-21 and -22 Bond Summary			
Improvement	Bond Type	Bond Number	Principal
Storm Drain TR31462-21	Performance & Payment	1001124474	SDC Fairway Canyon, LLC
Storm Drain TR31462-22	Performance & Payment	1001124475	SDC Fairway Canyon, LLC
Street TR31462-21	Performance & Payment	1001124467	SDC Fairway Canyon, LLC
Street TR31462-22	Performance & Payment	1001124466	SDC Fairway Canyon, LLC
Survey Monuments TR31462-21	Performance & Payment	1001124471	SDC Fairway Canyon, LLC
Survey Monuments TR31462-22	Performance & Payment	1001124472	SDC Fairway Canyon, LLC
Sewer TR31462-21	Previously Approved by Council on October 6, 2020		
Sewer TR31462-22	Previously Approved by Council on October 6, 2020		

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 SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Storm Drain Improvements, Accept Performance and Payment Bonds and Security Agreement for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Street Improvements, and Accept Performance and Payment Bonds and Security Agreement for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Survey Monuments.

Attachments:

- A. Performance and Payment Bond No. 1001124474 and security agreements for Storm Drain Improvements
- B. Performance and Payment Bond No. 1001124475 and security agreements for Storm Drain Improvements
- C. Performance and Payment Bond No. 1001124467 and security agreements for Street Improvements
- D. Performance and Payment Bond No. 1001124466 and security agreements for Street Improvements
- E. Performance and Payment Bond No. 1001124471 and security agreements for Survey Monuments
- F. Performance and Payment Bond No. 1001124472 and security agreements for Survey Monuments