



Staff Report

TO: City Council
FROM: Robert Vestal, Assistant Public Works Director
DATE: April 4, 2023
SUBJECT: Accept Public Improvements and Exonerate Maintenance Bond for Tract No. 37298-1 and Parcel Map No. 36426

Description Maintenance Bond Exoneration for street improvements associated with Tract Map No. 37298-1 and sewer improvements associated with Parcel Map No. 36426.

Background and Analysis:

The City requires all developers to provide construction security for public improvements consisting of, but not limited to, street improvements, sewer improvements, storm drain improvements, and survey monumentation. After the improvements are constructed, City staff verifies that no liens have been filed, that the improvements are completed in accordance with the project's conditions of approval, design standards and City requirements, and that all punchlist items have been addressed. Once verified, City Council may exonerate the construction security and accept a one-year maintenance security.

During the one-year maintenance period, the developer maintains all associated improvements. After the one-year term has elapsed, the developer may petition to City Council to accept the improvements into the publicly maintained system and exonerate the maintenance security.

After the petition is received by the Public Works Department, City staff verifies that the previously constructed improvements have been maintained in accordance with City standards. Maintenance includes replacing defective materials, repairing defective craftsmanship, replacing missing components, repairing or replacing damaged finishes and surfaces, and repairing any other deficiencies.

The principals are requesting that the public improvements listed in table No. 1 be accepted and respective maintenance bonds exonerated.

City staff has verified that the improvements were maintained in accordance with City standards and that all punch list items had been addressed.

Table No. 1 – Summary of Public Improvements to be Accepted.

Project	Maintenance Bond Number	Improvement Value	Improvement	File Number	Principal
Tract Map No. 37298-1	CMS331828-M	\$1,169,184	Street, Highland Springs	3291	Tri Pointe Homes IE-SD, Inc.
Parcel Map No. 36426	107506777	\$986,177	Sewer, 4 th Street	3316	MPLD II Inland Empire LLC

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350. The approximate value of general government assets being accepted for Tract No. 37298-1 is \$1,169,184 and the approximate value of sewer assets being accepted for Parcel Map No. 36426 is \$986,177. The cost to maintain these facilities will be covered through the existing Public Works and Sewer operating budget. The one-year maintenance period will terminate with this acceptance.

Recommended Action:

Accept the public improvements, authorize the Mayor to sign the Certificate of Acceptance, and authorize staff to issue a bond exoneration letter for maintenance bonds for (Project / Bond Number / Improvement):

- Tract Map No. 37298-1 / CMS331828-M / Street
- Parcel Map No. 36426 / 107506777 / Sewer

Attachments:

- A. Certificate of Acceptance
- B. PW2022-0938 - Maintenance bond-x Package
- C. PW2022-0982 - Maintenance bond-x Package