



Staff Report

TO: City Council
FROM: Robert Vestal, Assistant Public Works Director
DATE: August 1, 2023
SUBJECT: Performance Bond Exoneration

Description Performance bond exoneration for sewer improvements associated with Tract Map No. 31469-7 and traffic signal and sewer lift station 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 punch list 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 the City Council to accept the improvements into the publicly maintained system and exonerate the maintenance security.

The principals are requesting that the performance and payment bonds listed in Table No. 1 be exonerated and that the City Council accept the corresponding maintenance bond for a period not less than one year.

City staff has verified that the improvements were constructed in accordance with the project's conditions of approval, design standards, and City requirements, and that all punch list items have been addressed.

Table No. 1 – Bond Summary

Project	Performance Bond Number	Improvement	File Number	Maintenance Bond Number	Principal
Tract Map No. 31469-7	PB03010402910	Sewer	3004	PB03010402910-M	Tri Pointe Homes IE-SD, Inc.
Parcel Map No. 36426	107366929	Traffic Signal	3321	107736393	MPLD II Inland Empire LLC
Parcel Map No. 36426	107506778	Lift Station	3387	_____	MPLD II Inland Empire LLC

Therefore, City staff recommends that City Council accept the maintenance bonds and authorize City staff to issue a bond exoneration letter for the performance and payment bonds.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350. The principal maintains all associated improvements during the 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:

Authorize City staff to issue a Bond Exoneration Letter for Performance and Payment Bonds and Accept Maintenance Bonds for (Project / Bond Number / Improvement / Maintenance Bond Number):

- Tract Map No. 31469-7/ PB03010402910 / Sewer / PB03010402910-M
- Parcel Map No. 36426/ 107366929 / Traffic Signal / 107736393
- Parcel Map No. 36426/ 107506778 / Lift Station / 107506778

Attachments:

- A. PW2023-0997 - TR 31469-7 Sewer Improvement Performance Bond PB03010402910 Exoneration Packet.pdf
- B. PW2022-0934 - PM 36426 Traffic Sig. Performance Bond 107366929 Exoneration Packet

C. PW2023-1025 - PM 36426 4th St Sewer Lift Station Performance Bond
107506778 Exoneration Packet