



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE: April 2, 2024
SUBJECT: Performance Bond Exoneration

Description Performance and payment bond exoneration for sewer improvements associated with Tract Map No. 31469-1 and storm drain improvements associated with Tract No. 34862.

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 under 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 to 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 no less than one year.

City staff has verified that the improvements were constructed under 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. 31469-1	929598695	Sewer	2017	929598695-M	Tri Pointe Homes IE-SD, INC
Tract Map No. 34862	82191975	Storm Drain	1606	82191975-M	Tri Pointe Homes IE-SD, INC

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$750. 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. 31469-1 / 929598695 / Sewer / 929598695-M
- Tract Map No. 34862 / 82191975 / Drain / 82191975-M

Attachments:

- A. PW2018-0121 - TR 31469-1 Sewer Bond-x Package
- B. PW2018-0135 – TR 34862 Drain Bond-x Package