



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE: June 18, 2024
SUBJECT: Performance Bond Exoneration and Survey Monuments

Description Performance and Payment bond exoneration for sewer improvements associated with Tract Map 31469-8, 31469-9, 31469-10, Sewer Left Station improvements associated with Tract Map 27971, and survey monuments associated with Tract Map No. 27971-4.

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, the 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.31469-8	929622470	Sewer	3013	929622740-M	Tri Pointe Homes IE-SD, Inc
Tract Map No. 31469-9	929635966	Sewer	3016	929635966-M	Tri Pointe Homes IE-SD, Inc
Tract Map No. 31469-10	929635976	Sewer	3026	929635976-M	Tri Pointe Homes IE-SD, Inc
Tract Map No. 27971	PB030104056 42	Sewer Left Station	3283	PB030104056 42-M	RSI Communities-California LLC
Tract Map No.27971-4	1155911	Monumentation	N/A	N/A	RSI Communities-California LLC

Therefore, City staff recommends that the City Council accept the maintenance security and authorize City staff to issue a bond exoneration letter for the performance and payment bonds. The survey monuments do not require a maintenance bond.

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 Security for (Project / Bond Number / Improvement / Maintenance Bond Number):

- Tract Map No. 31469-8 / 929622470 / Sewer / 929622740-M
- Tract Map No. 31469-9 / 92965966 / Sewer / 929635966-M
- Tract Map No. 31469-10 / 929635976 / Sewer / 929635976-M
- Tract Map No. 27971 / PB030104056 / Sewer Left Station / PB03010405642-M
- Tract Map No. 27971-4 / 1155911 / Monumentation

Attachments:

- A. PW2023-1000 – TR34169-8 Sewer Bond-x Package

- B. PW2023-1001 - TR 31469-9 sewer x Package
- C. PW2023-1003 – TR 31469-10 Sewer Improvement x package
- D. PW2023-1030 – TR 27971 Sewer Left Station Improvement x package
- E. PW2022-09221 – TR 27971-4 Monumentation x package