



Staff Report

TO: City Council
FROM: Robert L Vestal, Public Works Director
DATE: September 3, 2024
SUBJECT: Performance Bond Exoneration and Survey Monuments

Description Performance bond exoneration for street improvements associated with Tract Map No. 31462, and survey monuments associated with Tract Map No. 27971-10, Tract Map No. 27971-1, Tract Map No. 27971-11, and Tract Map No. 27971-12

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	Principal
Tract Map No. 31462	1001124448	Street Improvements-Phase 4A	3281C	SDC Fairway Canyon, LLC
Tract map No. 27971-10	CMS0348855	Monumentation	N/A	RSI Communities-California LLC
Tract Map No. 27971-1	1155908	Monumentation	N/A	RSI Communities-California LLC
Tract Map No. 27971-11	CMS048856	Monumentation	N/A	RSI Communities-California LLC
Tract Map No. 27971-12	CMS0348857	Monumentation	N/A	RSI Communities-California LLC

Therefore, City staff recommends that the City Council accept the maintenance security and authorize it. The City staff will 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. Survey monuments do not require maintenance.

Recommended Action:

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

- Tract Map No. 31462 / 1001124448 / Street
- Tract Map No. 27971-10 / CMS0348855 / Monumentation
- Tract Map No. 27971-1 / 1155908 / Monumentation
- Tract Map No. 27971-11 / CMS048856 / Monumentation
- Tract Map No. 27971-12 / CMS048857 / Monumentation

Attachments:

- A. PW2023-1077 - TR 31462 Street Bond-x Package
- B. PW2024-0093-TR27971-10 Monumentation x Package
- C. PW2024-0011-TR27971-1 Monumentation x Package

- D. PW2023-1039-TR27971-11 Monumentation x Package
- E. PW2023-1040-TR27971-12 Monumentation x Package