



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE: November 5, 2024
SUBJECT: Performance Bond Exoneration

Description Performance and payment bond exoneration for sewer improvements associated with Tract Map No. 31462 Phase 4A, Tract Map No. 31470-4, for street improvements associated with Tract Map No. 31470-3, 4, 5, 6, for street and storm drain improvements associated with Tract Map No. 31470, and for monumentation associated with Tract Map No. 27971-2, 3 and 9.

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. 31462-4A	1001124455	Sewer	3095E	1001191184	SDC Fairway Canyon, LLC
Tract Map No. 27971-2	1155909	Monumentation	N/A	N/A	Talyor Morrison
Tract Map No. 27971-3	1155910	Monumentation	N/A	N/A	Talyor Morrison
Tract Map No. 31470-3,4,5,6	929644887	Street	3089 B	929644887-M	Pardee Homes
Tract Map No. 27971-9	CMS0348854	Monumentation	N/A	N/A	RSI Communities- IE-SD, Inc
Tract Map No. 31470-4	929644897	Sewer	3096	929644897-M	Tri Pointe Homes IE-SD, Inc
Tract Map No. 31470	929598681	Street and Storm Drain	2005	929598681-M	Tri Pointe Homes IE-SD, Inc

Therefore, City staff recommends that 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. 31462-4A / 1001124455 / Sewer
- Tract Map No. 27971-2 / 1155909 / Monumentation
- Tract Map No. 27971-3 / 1155910 / Monumentation
- Tract Map No. 31470-3,4,5 and 6/ 929644887 / Street

- Tract Map No. 27971-9 / CMS0348854 / Monumentation
- Tract Map No. 31470-4 Pa 30/ 92964897 / Sewer
- Tract Map No. 31470 / 929598681 / Street and Storm Drain

Attachments:

- A. PW2023-1075 – TR 31462-4A Sewer x package
- B. PW2024-0012 – TR 27971-2 Monumentation x package
- C. PW2024-0013 – TR 27971-3 Monumentation x package
- D. PW2024-0109 – TR31470-3,4,5 and 6 Street x Package
- E. PW2024-0092-TR27971-9 Monumentation x Package
- F. PW2023-0986-TR31470-4 PA 30 Sewer x Package
- G. PW2021-0642 - TR 31470 Street and Storm Drain Bond-x Package