



Staff Report

TO: City Council
FROM: Robert Vestal, Director of Public Works
DATE: March 18, 2025
SUBJECT: Tri Pointe Bond Exonerations and Reductions

Description Maintenance Bond Exonerations, Performance Bond Reductions, and Acceptance of Bonds associated with improvements to the Southern California Edison Easement trail and Planning Area 14 Detention Basin in the Sundance Specific Plan.

Background and Analysis:

Tri Pointe Homes IE-SD, Inc. (TPH) Is requesting the following actions associated with the Sundance Specific Plan:

- Exonerate the Maintenance Bonds identified in Attachment A;
- Reduce the Performance Bonds listed in Attachment B by eighty (80) percent; and,
- Accept bonds associated with improvements along the Southern California Edison (SCE) Easement, Planning Area 14 Detention Basin, and Cherry Avenue Street Lights.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

Regarding the exonerated bonds:

The approximate value of detention basin facilities being accepted is \$43,250. The cost to maintain these facilities will be covered through the Community Services operating budget.

The approximate value of sewer facilities being accepted is \$128,117. The cost to maintain the facilities will be covered through the Wastewater operating budget.

The one-year maintenance period will terminate with this acceptance.

Regarding reduced bonds and new bonds:

The developer maintains all associated improvements during the construction and 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:

Accept the public improvements, authorize the Mayor to sign the Certificate of Acceptance, and authorize staff to exonerate the (6) Maintenance Bonds listed in Attachment A;

Authorize City staff to reduce the (41) Performance Bonds listed in Attachment B; and,

Accept the Improvement Agreements and Security Bonds associated with improvements to the SCE Easement trail, Planning Area 14 Detention Basin, and Cherry Avenue Street Lights.

Attachments:

- A. Maintenance Bonds to be Exonerated
- B. Performance and Payment Bonds to be Reduced
- C. Certificate of Acceptance
- D. Subdivision Improvement Agreement – PA 14 Basin
- E. Subdivision Improvement Agreement – SCE Easement
- F. Subdivision Improvement Agreement – Cherry Ave Street Lights