



## Staff Report

**TO:** City Council  
**FROM:** Robert Vestal, Public Works Director  
**DATE:** June 17, 2025  
**SUBJECT:** Accept Public Improvements and Exonerate Maintenance Bond

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**Description** Maintenance bond exoneration for storm drain improvements associated with Tract Map No. 31462 PH 4A.

### **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.

After the petition is received by the Public Works Department, City staff verifies that the previously constructed improvements have been maintained in accordance with City standards. Maintenance includes replacing defective materials, repairing defective craftsmanship, replacing missing components, repairing or replacing damaged finishes and surfaces, and repairing any other deficiencies.

The drainage facilities associated with this item discharge into the Sorenstam Water Quality Basin and the existing drainage course coincident with Oak Valley Parkway.

The Principal is requesting that the public improvements listed in Table No. 1 be accepted and respective maintenance bonds be exonerated.

**Table No. 1 – Bond Summary**

<b>Project</b>	<b>Maintenance Receipt Number</b>	<b>Improvement Value</b>	<b>File Number</b>	<b>Improvement</b>	<b>Principal</b>
Tract Map No. 31462 PH 4A	1001191180	\$176,000.00	3093D	Storm Drain Improvements	SDC Fairway Canyon LLC

**Fiscal Impact:**

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

The approximate value of general government assets being accepted is \$176,000.00. The cost to maintain these facilities will be covered through the existing Public Works operating budget. The one-year maintenance period will terminate with this acceptance.

**Recommended Action:**

Accept the public improvements, authorize the Mayor to sign the Certificate of Acceptance, and authorize staff to issue a bond exoneration letter for maintenance bonds for (Project / Receipt Number / Improvement):

- Tract Map No. 31462 PH 4A / 1001191180 / Storm Drain Improvements

**Attachments:**

- A. PW2025-0231 Maintenance Bond-x Package
- B. Certificate of Acceptance