



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE: September 2, 2025
SUBJECT: Public Improvements and Exonerate Maintenance Bond

Description: Accept Maintenance Bond Exoneration for Street and Sewer Improvements associated with Tract Map No. 33096-12 and Street Improvements associated with Tract Map No. 31462-8.

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

Table No. 1 – Bond Summary

Project	Maintenance Bond Number	Improvement Value	File Number	Improvement	Principal
Tract Map No. 33096-12	LICX1166623	\$551,998	3025 3028	Street & Sewer Improvements	K. Hovnanian's Four Seasons
Tract Map No. 31462-8	30160591	\$253,688	2037	Street Improvements	Western Pacific Housing, dba D.R. Horton

Fiscal Impact:

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

The approximate value of general government assets being accepted is \$760,447.05, and the approximate value of sewer assets being accepted is \$45,238.70. The cost to maintain these facilities will be covered through the existing Public Works and Wastewater operating budgets. 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 / Bond Number / Improvement):

- Tract Map No. 33096-12 / LICX1166623 / Street & Sewer Improvement
- Tract Map No. 31462-8 / 30160591 / Street Improvements

Attachments:

- A. PW2022-0864 – Maintenance Bond-x Package
- B. PW2024-0130 – Maintenance Bond-x Package
- C. Certificate of Acceptance