



Staff Report

TO: City Council
FROM: Robert L. Vestal, Assistant Public Works Director
DATE: March 1, 2022
SUBJECT: Request for City Council to Accept the Street and Sewer Improvements Associated with Parcel Map No. 34209 into the Publicly Maintained System and Exonerate Maintenance Bond No. 107174931

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 punchlist 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 to 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.

McDonald Property Group

The Developer, McDonald Property Group, is requesting that City Council accept the street and sewer improvements into the publicly maintained system and exonerate

maintenance bond No. 107174931. Improvements associated with said bond were constructed under Public Works Project No. PW2018-0249, 0250, and 0251 shown on City file No. 3250, 3251, and 3252 respectively, and generally located as shown in Figure 1 – Vicinity Map.

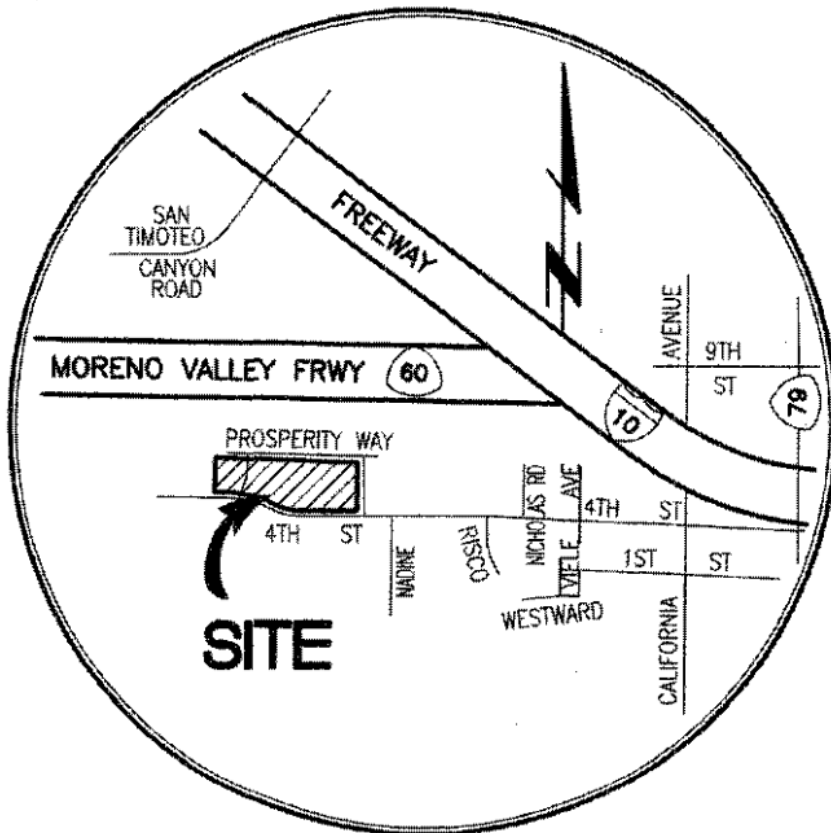


Figure 1 - Vicinity Map

City staff has verified that the improvements were maintained in accordance with City standards and that all punch list items had been addressed.

Fiscal Impact:

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

Recommended Action:

Accept the Street Improvements associated with Parcel Map No. 34209, Authorize the Mayor to Sign the Certificate of Acceptance, and Authorize City staff to issue a Bond Exoneration Letter for Maintenance Bond No. 107174931.

Attachments:

- A. Bond Exoneration Application PW2021-0800, maintenance bond, and punch list.