



## Staff Report

**TO:** City Council  
**FROM:** Robert L. Vestal, Assistant Public Works Director  
**DATE:** June 7, 2022  
**SUBJECT:** **Accept Public Improvements, Authorize the Mayor to Sign Certificate of Acceptance and Authorize City Staff to Issue Bond Exoneration Letters**

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### **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 and that the improvements are completed in accordance with the project's conditions of approval, design standards, and City requirements. 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 petitions the City 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.

### K. Hovnanian's Four Seasons at Beaumont LLC (Principal)

The Principal is requesting that the City accept the improvements listed in Table No. 1 and exonerate the respective maintenance bonds.

City staff has verified that the previously constructed improvements were maintained in accordance with the City standards of a minimum of one year, and are ready to be accepted and included into the publicly maintained system.

**Table No. 1 – Summary of Bonds recommended to be exonerated.**

| <b>Project</b>            | <b>Maintenance Bond Number</b> | <b>Improvement</b> | <b>File Number</b> |
|---------------------------|--------------------------------|--------------------|--------------------|
| Tract Map<br>No. 33096-7  | 41394464                       | Sewer              | 1972               |
| Tract Map<br>No. 33096-8  | 41394459                       | Sewer              | 1975               |
| Tract Map<br>No. 33096-13 | 41394539                       | Sewer              | 3127               |

Therefore, City staff recommends that City Council accept the improvements and authorize City staff to issue a bond exoneration letter for the maintenance bond.

**Fiscal Impact:**

The cost of preparing the staff report is estimated to be \$450.

**Recommended Action:**

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

- Tract Map No. 33096-7 / 41394464 / Sewer
- Tract Map No. 33096-8 / 41394459 / Sewer
- Tract Map No. 33096-13 / 41394539 / Sewer

**Attachments:**

- A. Certificate of Acceptance
- B. PW2022-0861 Maintenance Bond Exoneration Package
- C. PW2022-0862 Maintenance Bond Exoneration Package
- D. PW2022-0863 Maintenance Bond Exoneration Package