



## Staff Report

**TO:** City Council  
**FROM:** Robert L. Vestal, Assistant Public Works Director  
**DATE:** November 2, 2021  
**SUBJECT:** **Accept Street Improvements for Tract Map No. 37045, Authorize the Mayor to Sign the Certificate of Acceptance, and Authorize City Staff to Issue a Bond Exoneration Letter for Performance and Payment Bond No. 4417666**

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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.

### Beaumont Highland Springs LLC, Tract Map No. 37045

The developer, Beaumont Highland Springs, LLC has constructed and maintained all work associated with the following improvements:

1. Public Works File No. 2020-0560 and as shown on City File No. 3152, under performance and payment bond No. 4417666. Improvements generally consist of curb and gutter, ac paving, sidewalk, striping, signing, and street lighting; along First Street, Highland Springs Avenue, and Second Street.

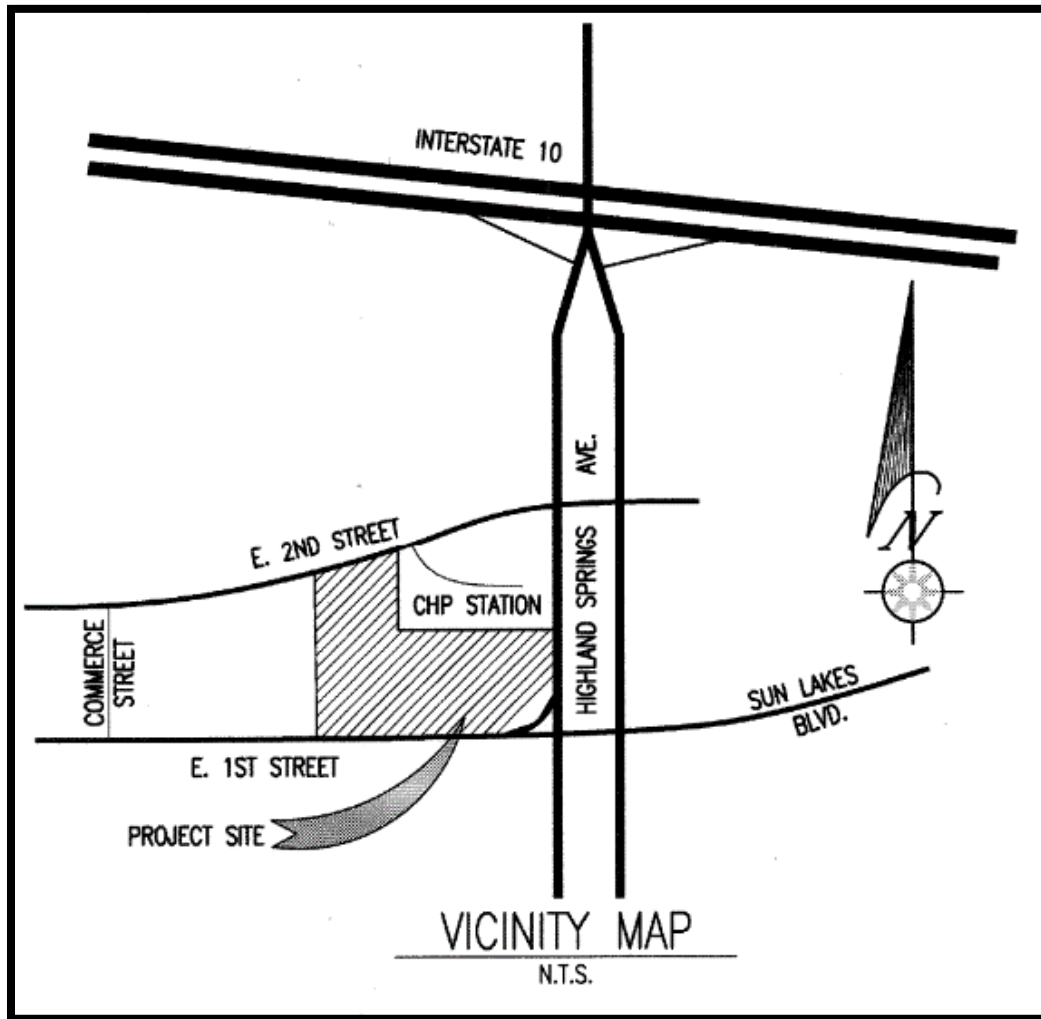


Figure 1 - Vicinity Map

Beaumont Highland Springs, LLC applied to the City to accept the identified improvements and exonerate the respective performance and payment security. Beaumont Highland Springs, LLC elected to retain the performance and payment security in lieu of a maintenance bonds for the one-year maintenance period. City staff has verified that the previously constructed improvements were maintained in accordance with the City standards and are ready to be accepted and included into the publicly maintained system.

The following table is a summary of the bonds.

<b>Table 1 – Tract Map No. 37045 Bond Summary</b>				
<b>#</b>	<b>Improvement</b>	<b>PW No.</b>	<b>Performance Bond Number</b>	<b>Maintenance Bond Number</b>
1	Street	2020-0560	4417666	N/A

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

**Fiscal Impact:**

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

**Recommended Action:**

Accept the street improvements for Tract Map No. 37045,  
Authorize the Mayor to sign the Certificate of Acceptance, and  
Authorize City staff to issue a Bond Exoneration Letter for Performance and Payment Bond No. 4417666.

**Attachments:**

- A. Certificate of Acceptance
- B. PW2020-0560 Bond Exoneration Application