



Staff Report

TO: Mayor, and City Council Members

FROM: Jeff Hart, Public Works Director

DATE: December 1, 2020

SUBJECT: **Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to Sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 8887115**

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 to 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, any repairing any other deficiencies.

Pardee Homes has applied to the City to accept the identified improvements and exonerate the respective maintenance security. 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.

Pardee Homes

The developer, Pardee Homes, is requesting that the City Council accept the following improvements and exonerate the respective bonds:

Location	Improvement	Bond Type	Bond Number	Principal
Starlight Avenue (from SCE Easement to Cougar Way)	Sewer	Maintenance	929598664-M	Pardee Homes
Tract No. 31470-2	Sewer	Maintenance	929598682-M	Pardee Homes
Tract No. 34862-1	Sewer	Maintenance	929598692-M	Pardee Homes
Tract No. 34862	Sewer	Maintenance	8887115	Pardee Homes

Subsequently, City staff recommends that City Council accept the improvements and exonerate the respective bonds.

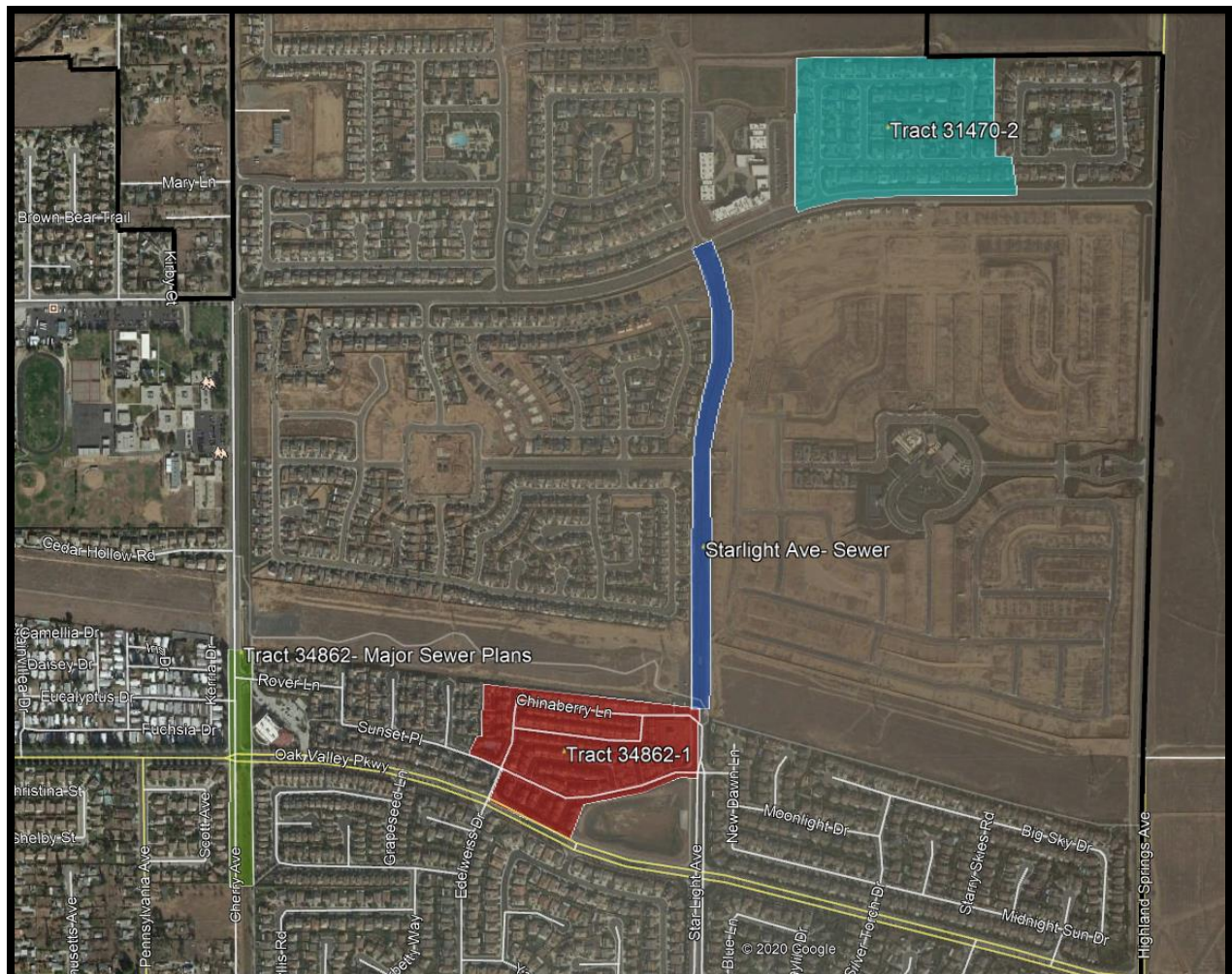


Figure 1 Locations of Sewer Improvements

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$780.

Recommended Action:

Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 88871115.

Attachments:

- A. Certificate of Acceptance for Sewer Improvements for Starlight Avenue, Tract No. 31470-2, Tract No. 34862-1, and Tract No. 34862
- B. Bond Exoneration Application for Starlight Avenue, Sewer Improvements
- C. Bond Exoneration Application for Tract No. 31470-2, Sewer Improvements
- D. Bond Exoneration Application for Tract No. 34862-1, Sewer Improvements
- E. Bond Exoneration Application for Tract No. 34862, Sewer Improvements