



## CITY OF PALMDALE

**ENGINEERING DIVISION OF  
DEPARTMENT OF PUBLIC WORKS  
38250 SIERRA HIGHWAY  
PALMDALE, CA 93550**

### **BOND EXONERATION PROCEDURES**

**The following procedures in each process are guidelines used by the City of Palmdale Inspection office to allow bond exoneration for private and commercial developments:**

#### **FAITHFUL PERFORMANCE BONDS:**

1. **STREETS**: The streets bond will only be released to 90% if the following process has been addressed by the owner/developer:
  - a. Written request for bond exoneration submitted to City Engineer.
  - b. A request for bond exoneration is then processed to the Inspection office. Assigned inspector will walk the project and prepare preliminary street punch list.
  - c. Once the punch list has been addressed, the developer requests a walk of the preliminary street punch list with the inspector.
  - d. A final punch list is generated by the inspector and a copy provided to the owner/developer.
  - e. Final walk to take place once the final punch list has been fully addressed and signed off by inspector.
  - f. The last step is the owner/developer will submit a letter from the water purveyor confirming the water system is complete and acceptable.
2. **SEWER**: Entire sewer system to be complete per approved plans.
  - a. Written request for bond exoneration submitted to City Engineer.
  - b. A request for bond exoneration is then processed to the Inspection office.
  - c. Final field compaction reports to be provided for the inspector at time of final air test on system.

- d. Approval of passed air test for system granted by City Inspector.
  - e. Final punch list on system and manholes to be given by L.A. County Sanitation District.
  - f. Once punch list has been fully addressed, re-walk for final granted. NOTE: All final inspections are to be requested by owner/developer to the City Inspection office, but final inspection to the Sanitation District is to be arranged by the City Inspection office.
  - g. Once complete, system will be accepted by both City of Palmdale and L.A. County Sanitation District inspection offices. All as-builts will be submitted by the owner/developer and, if approved, 90% bond release will be granted.
3. **GRADING**: All grading to be complete per approved grading plan.
- a. Written request for bond exoneration submitted to City Engineer.
  - b. A request for bond exoneration is then processed to the Inspection office.
  - c. Final inspection requested by owner/developer.
  - d. Final inspection granted by City Inspector.
  - e. 50% of total bond posted eligible for release at completion of rough grade. All Drainage Impact fees must be paid and all lots released by Public Works inspection.
  - f. Additional 40% released once last occupancy has been granted and final request for grading is submitted and as-builts provided.
4. **BLOCK WALLS**: All walls to be completed per approved plans.
- a. Written request for bond exoneration submitted to City Engineer.
  - b. A request for bond exoneration is then processed to the Inspection office.
  - c. Owner/developer to request final inspection.
  - d. Inspector to final all tract perimeter block walls per approved grading plan.
  - e. Submit as-builts.
  - f. 90% bond reduction.

5. **DRAINAGE**: All drainage to be constructed per approved drainage plan.
  - a. Written request for bond exoneration submitted to City Engineer.
  - b. A request for bond exoneration is then processed to the Inspection office.
  - c. Request final from Public Works Inspector.
  - d. Inspection walk granted by inspector to prepare drainage punch list, if needed.
  - e. Final inspection required and to be requested by owner/developer.
  - f. Once inspector has finalized, they will approve the system complete.
  - g. As-builts to be submitted for approval.
  - h. 90% bond reduction.
6. **MONUMENTATION**: All physical monumentation to be set in place in field.
  - a. Request for inspection required.
  - b. Tie notes to be submitted to Engineering from Civil Engineer with written confirmation of payment for services.
  - c. Inspection verification required.
  - d. 100% bond reduction.
7. **LANDSCAPE MAINTENANCE DISTRICT**: Once the City has accepted the LMD, both the Faithful Performance and Payment bonds will be exonerated 100%.
8. **MAINTENANCE PERIOD**: The remaining 10% of any FP bond exonerated will remain in force for a period of one (1) year from the date that the bond was reduced by 90%.

**PAYMENT BONDS:**

1. Payment bonds will be automatically processed for reduction six (6) months after the FP bond has been reduced to 10%. The developer/owner is not required to submit a request in writing for this reduction.
2. A request for bond exoneration is then processed to the Inspection office.
3. Once approved by the inspection office, the Payment bond will be processed for 100% exoneration.