



# REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

# 4

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT  
December 4, 2006

Members of the Development Oversight Commission:

**Subject:** Public Improvement Agreements/Bond Processing

**Location/Council District:** Citywide

**Recommendation:** Receive and file

**Contact:** Ed Williams, Development Engineering Manager, 808-5440; Ronald Fong, Senior Engineer, 808-7915

**Presenter:** Ronald Fong, Senior Engineer, 808-7915

**Department:** Development Services

**Division:** Development Engineering

**Organization Number:** 4881

## **Description/ Analysis:**

**Issue:** Currently public improvement agreements require the owner to provide security (ie bonds) to secure the public improvements prior to Development Engineering approving permits. Frequently it takes several weeks or longer for the owner to complete the processing required to obtain the bond resulting in a delay for the issuance of permits. Often owners have difficulty in obtaining security which the contractor can provide in a timely manner.

**Proposal:** Add third party to the public improvement agreements to help owners provide bonds for off site improvements.

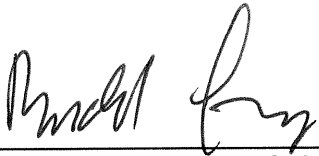
**Policy Considerations:** The change to public improvement agreements was coordinated with City Attorney's Office to allow the addition of a third party. Historically agreements were two party agreements between the owner and the City.

**Rationale for Recommendation:** Often Owners were not able to obtain bonds in a timely manner. Bonding companies would require financial background checks requiring several weeks to complete. The change allowed third parties

(ie contractors) to provide the required bond. Adding this flexibility will help expedite the public improvement and building permit process.

**Financial Considerations:** none

**DOC Goals and Recommendations:** This proposal is consistent with the DOC goal for streamlining the development review process.

Respectfully submitted by:  \_\_\_\_\_  
RONALD FONG  
Senior Engineer

Recommendation Approved:

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WILLIAM A. THOMAS  
Director of Development Services