



Sidewalk Incentive Program

PREPARED BY THE DEPARTMENT OF PUBLIC WORKS

Sidewalk Incentive Program

The City of Valley Center believes that all citizens benefit when sidewalks are in good condition. The goal of the Sidewalk Incentive Program is to assist residential and commercial property owners in making needed repairs to public sidewalks.

Well-maintained sidewalks:

- **Help alleviate car traffic congestion by making foot and bicycle traffic more attractive.**
- **Allow unimpeded travel for disabled residents and comply with regulations of the Americans with Disabilities Act.**
- **Improve the public health by encouraging walking.**
- **Facilitate travel by those who are unable to or choose not to drive**
- **Improve Valley Center's aesthetic image.**
- **Contribute to the general upkeep of Valley Center's older neighborhoods.**
- **Improve the quality of life for Valley Center residents.**

It is the responsibility of the adjacent property owner to keep public sidewalks in good repair and free of trip hazards. You could be liable if someone were injured on your unsafe sidewalk. ([Chapter 11.16 Ord. 1139](#))

To participate in the program the property owner is responsible for submission of application and ensuring that all concrete work is done to city standards and specifications. The City's involvement will consist of inspecting the property prior to construction and returning once the work is complete to perform a final inspection prior to payment. Work must be completed within 30 days of application approval.

The City's share will be 50% up to a maximum of \$800 per street frontage. A corner lot with a sidewalk along both streets could be eligible for a maximum of \$1,600.

Applications will be accepted on a first come, first served basis until all funds budgeted for the program are exhausted.

- Project approval is based on City scoring system.
- This program will not cover driveways, or sidewalks from the public sidewalk to the dwelling.
- Property owner may perform the work or hire a contractor. Should the property owner choose to perform their own work, reimbursement will be based on cost of materials only.
- All sidewalks must be constructed of concrete and to current City sidewalk standards and is subject to application approval, pre-pour inspection and final inspection. Failure to schedule an inspection shall disqualify the project from this program.
- All sidewalk replacement and repairs will be consistent with City specifications.
- Landlords may apply for the Sidewalk Incentive Program for rental properties.
- The Public Works Department will have the authority to recommend replacement of the entire sidewalk upon inspection instead of repairs to specific sidewalk sections.