



Legislation Details (With Text)

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Type: Agenda Item **Status:** Approved

File created: 2/20/2013 **In control:** Board of Supervisors

On agenda: 1/27/2015 **Final action:** 1/27/2015

Title: Community Development Agency, Transportation Division, recommending the Board consider the following:

- 1) Accept the subdivision improvements for West Valley Village, Unit 1B as complete;
- 2) Reduce Performance Bond with Rider No. 94-89-09 to \$344,454.00, which is 10% of the total cost of the subdivision improvements. This amount guarantees against any defective work, labor done, or defective materials furnished, which is to be released after one year if no claims are made;
- 3) Hold Laborers and Materialmens Bond with Rider No. 94-89-09 in the amount of \$1,722,267.92 for six months to guarantee payment to persons furnishing labor, materials or equipment; and
- 4) Authorize the Clerk of the Board to release the respective bonds after the required time periods.

FUNDING: Developer Funded. (No Federal Funds)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - Certificate of Completion 01-27-15, 2. 2A - Approved CRS for Amend III 5/13/14, 3. 2B - Amend III to AGMT 07-1493 5/13/14, 4. Executed Agreement item 12.pdf, 5. A - AGMT 13-53646 Blue Route (3) (1).PDF, 6. B - AGMT 13-53646 Second Amendment to AGMT 07-1493 (3).PDF, 7. C - FE AGMT 07-1493 Amend 1 - Unit 1B (2).PDF, 8. D - FE AGMT 07-1493 Orig Agmt - Unit 1B (2).pdf, 9. E - Lennar Extension Request (2).pdf, 10. F - County Counsel Letter 12-27-11 (2).pdf, 11. G - Jan 29 2013 Board Meeting Minutes (2).pdf

Date	Ver.	Action By	Action	Result
1/27/2015	3	Board of Supervisors	Approved	Pass
5/13/2014	2	Board of Supervisors	Approved	Pass
11/5/2013	1	Board of Supervisors	Approved	Pass

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FUNDING: Developer Funded. (No Federal Funds)

Fiscal Impact/Change to Net County Cost

The requested Board action has no associated fiscal impact or Net County Cost.

Reason for Recommendation

The Subdivision Improvements within West Valley Village, Unit 1B have been completed according to the plans and specifications for this development, and per the conditions of the Agreement to Make Subdivision Improvements to Class I Subdivisions between the County and Lennar Homes of California, Inc. (Owner), dated August 28, 2007 as amended.

Clerk of the Board Follow Up Actions

- 1) The Clerk of the Board will reduce the Performance Bond and associated Bond Rider to \$344,454.00 and advise the Owner (Lennar Homes of California, Inc., Attn.: Larry Gualco, 1420 Rocky Ridge Drive, Suite 320, Roseville, CA 95661) it has been reduced.
- 2) The Clerk of the Board will hold the Laborers & Materialmens Bond and associated Bond Rider No. 94-89-09 in the amount of \$1,722,267.92 for six months. If no claims have been filed, the Transportation Division will request in writing that the Clerk of the Board release said Bond.

Division of the Board Follow Up Actions

- 1) The Transportation Division will perform a one-year maintenance inspection and require owner to repair deficiencies noted (if any), in accordance with the terms of the Agreement.
- 2) The Transportation Division will submit a written request to the Clerk of the Board to release the respective bonds after the required time period, if listed conditions have been met.

Contact

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Community Development Agency