



# County of El Dorado

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## Legislation Details (With Text)

**File #:** 13-0200      **Version:** 2

**Type:** Agenda Item      **Status:** Approved

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

**On agenda:** 11/12/2013      **Final action:** 11/12/2013

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

- 1) Accept the subdivision improvements for West Valley Village, Unit 4 as complete;
- 2) Reduce Performance Bond No. 6547251 from \$1,185,605.78 to \$286,001.40, which is 10% of the total improvements (not 10% of the bond). 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) To hold Laborers and Materialmens Bond No. 6547251 for \$1,430,007.02 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 funds - Lennar Communities, Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Certificate of Partial Completion, 2. Fully executed Second Amendment.pdf, 3. A - Amendment II Approved CRS 11-5-13, 4. B - Amendment II 11-5-13, 5. C - FE Amendmend I 11-5-13, 6. D - FE AGMT 07-1458 11-5-13, 7. E - Request for Extension 11-5-13, 8. F - County Counsel Letter Dec. 2011 11-5-13, 9. G - Jan 29 2013 Board Meeting Minutes 11-5-13

Date	Ver.	Action By	Action	Result
11/12/2013	2	Board of Supervisors	Approved	Pass
11/5/2013	1	Board of Supervisors	Approved	Pass

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

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**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 4 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 El Dorado County and Landsource

Holding Company, LLC (Owner), dated July 10, 2007.

**Action(s) to be taken following Board approval**

1. The Clerk of the Board will reduce the Performance Bond to \$286,001.40 and advise the Owner it has been reduced.
2. The Clerk of the Board will hold the Laborers & Materialmens Bond No. 6547251 for \$1,430,007.02 for six months, if no claims have been filed Transportation Division will submit a request to the Clerk of the Board to release Bond No. 6547251.
3. The Transportation Division will perform a one (1) year maintenance inspection and require Owner to repair deficiencies noted (if any), in accordance with the terms of the Agreement.
4. The Transportation Division will notify the Clerk of the Board in writing to release the Performance Bond when listed conditions have been met.

**Contact**

Bard R. Lower, Transportation Division Director  
Community Development Agency