



## Legislation Details (With Text)

**File #:** 14-0234      **Version:** 4

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

**File created:** 2/3/2014      **In control:** Board of Supervisors

**On agenda:** 6/27/2017      **Final action:** 6/27/2017

**Title:** Community Development Services, Transportation Department, recommending the Board consider the following:

- 1) Accept the subdivision improvements for West Valley Village Lot W (Lot 12) Phase 1 as complete;
- 2) Reduce Phase 1 Performance Bond PB02497500198 to \$221,839.75, which is ten percent 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 Phase 1 Laborers & Materialmens Bond PB02497500198 in the amount of \$1,109,198.74 for six months to guarantee payments to persons furnishing labor, materials, or equipment;
- 4) Accept the subdivision improvements for West Valley Village Lot W (Lot 12) Phase 2 as complete;
- 5) Reduce Phase 2 Performance Bond PB02497500299 to \$154,986.90, which is ten percent 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;
- 6) Hold Phase 2 Laborers & Materialmens Bond PB02497500299 in the amount of \$774,934.50 for six months to guarantee payments to persons furnishing labor, materials, or equipment; and
- 7) 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. 4A - Cert of Completion Phase 1 6-27-17, 2. 4B - Cert of Completion Phase 2 6-27-17, 3. 3A - Blue Route 5-3-16, 4. 3B - Agreement to Make Subdivision Improvements 5-3-16, 5. 3C - Exhibits A-G 5-3-16, 6. Executed Agreement 5-3-16, 7. 2A - Blue Route 5-19-15, 8. 2B - Agreement to Make Subdivision Improvements 5-19-15, 9. 2C - Exhibits A-G 5-19-15, 10. 2D - Board Hearing Letter 5-19-15, 11. Executed Agmt. 5-19-15, 12. A - PC 01-23-14 Minutes, 13. B - PC 01-23-14 Recommended Findings 2-25-14, 14. C - PC 01-23-14 Recommended Conditions 2-25-14, 15. D - PC 01-23-14 EIR Addendum 2-25-14, 16. E - PC 01-23-14 Mitigation Monitoring Checklist 2-25-14, 17. F - PC 01-23-14 Staff Handout - Recommendations to Conditions 2-25-14, 18. G - PC 01-23-14 Handout - New Exhibit N-Lot 10 Alternative 2-25-14, 19. H - Staff Memo 01-15-14 - BAE Urban Econ Rpt 2-25-14, 20. I - Staff Report 2-25-14, 21. J - Board Hearing Letter 2-25-14, 22. K - Proof of Publication, 23. ADOPTED Addendum to EIR, 24. FINAL Conditions of Approval, 25. FINAL Findings, 26. REVISED Staff Report BOS 2-25-14, 27. REVISED Exhibits A-M BOS 2-25-14, 28. Addendum to EIR-BOS (1), 29. SP94-0001-R TM12-1506 Conditions-BOS, 30. Public Comment 2-25-14 BOS 2-25-14

Date	Ver.	Action By	Action	Result
6/27/2017	4	Board of Supervisors	Approved	Pass
5/3/2016	3	Board of Supervisors	Approved	Pass
5/19/2015	2	Board of Supervisors	Approved	Pass
2/25/2014	1	Board of Supervisors	Approved	Pass

Community Development Services, Transportation Department, recommending the Board consider the following:

1) Accept the subdivision improvements for West Valley Village Lot W (Lot 12) Phase 1 as complete;

- 2) Reduce Phase 1 Performance Bond PB02497500198 to \$221,839.75, which is ten percent 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 Phase 1 Laborers & Materialmens Bond PB02497500198 in the amount of \$1,109,198.74 for six months to guarantee payments to persons furnishing labor, materials, or equipment;
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- 5) Reduce Phase 2 Performance Bond PB02497500299 to \$154,986.90, which is ten percent 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;
- 6) Hold Phase 2 Laborers & Materialmens Bond PB02497500299 in the amount of \$774,934.50 for six months to guarantee payments to persons furnishing labor, materials, or equipment; and
- 7) Authorize the Clerk of the Board to release the respective Bonds after the required time periods.

**FUNDING:** Developer Funded. (No Federal Funds)

**DEPARTMENT RECOMMENDATION**

Community Development Services, Transportation Department (Transportation), is recommending the Board accept the subdivision improvements for West Valley Village Lot W (Lot 12), Phases 1 and 2, as complete, reduce the aforementioned Performance Bonds to ten percent of the total cost of the subdivision improvements (Phase 1 - \$221,839.75 and Phase 2 - \$154,986.90), and hold the aforementioned Laborers & Materialmens Bonds for six months.

Transportation's construction inspection staff has inspected the work and confirms the subdivision improvements are complete.

**DISCUSSION / BACKGROUND**

On May 19, 2015 (Item 13), the Board approved the Final Map and the Agreement to Make Subdivision Improvements for Class 1 Subdivision between County and Owner, The New Home Company Northern California, LLC, a Delaware Limited Liability Company, for West Valley Village Lot W (Lot 12) Phase 1.

On May 3, 2016 (Item 19), the Board approved the Final Map and the Agreement to Make Subdivision Improvements for Class 1 Subdivision between County and Owner, The New Home Company Northern California, LLC, a Delaware Limited Liability Company, for West Valley Village Lot W (Lot 12) Phase 2.

The subdivision improvements within West Valley Village Lot W (Lot 12) have been completed according to the plans and specifications for this development and per the conditions of said Agreements to Make Subdivision Improvements.

**ALTERNATIVES**

N/A

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

N/A

**CAO RECOMMENDATION**

It is recommended that the Board approve this item.

## **FINANCIAL IMPACT**

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

## **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) The Clerk of the Board will reduce the Phase 1 Performance Bond PB02497500198 to \$221,839.75 and advise the Owner (The New Home Company Northern California, LLC, Attn.: Kevin Carson, 2220 Douglas Boulevard, Suite 240, Roseville, CA 95661) it has been reduced.
- 2) The Clerk of the Board will hold the Phase 1 Laborers & Materialmens Bond PB02497500198 in the amount of \$1,109,198.74 for six (6) months. If no claims have been filed, DOT will request in writing that the Clerk of the Board release said Bond.
- 3) The Clerk of the Board will reduce the Phase 2 Performance Bond PB02497500299 to \$154,986.90 and advise the Owner (The New Home Company Northern California, LLC, Attn.: Kevin Carson, 2220 Douglas Boulevard, Suite 240, Roseville, CA 95661) it has been reduced.
- 4) The Clerk of the Board will hold the Phase 2 Laborers & Materialmens Bond PB02497500299 in the amount of \$774,934.50 for six (6) months. If no claims have been filed, Transportation will request in writing that the Clerk of the Board release said Bond.

## **STRATEGIC PLAN COMPONENT**

Infrastructure

## **CONTACT**

Bard R. Lower, Interim Director  
Community Development Services, Transportation Department