330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

County of El Dorado

Legislation Details (With Text)

File #:	20-1023 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	7/29/2020	**In control:**	Board of Supervisors
On agenda:	10/6/2020	**Final action:**	10/6/2020
Title:	Department of Transportation recommending the Board consider the following: 1) Accept the subdivision improvements for West Valley Village Unit 7B, TM 99-1359-7B, as complete; 2) Hold Performance Bond 94-89-07 with Bond Rider 2, in the amount of $570,003.21, which is ten percent of the total 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 & Materialmens Bond 94-89-07 in the amount of $2,850,016.06 for six months to guarantee payments 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 upon written request by the Department. FUNDING: Developer Funded.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. A - Certificate of Completion WVV 7B		

Date	Ver.	Action By	Action	Result
10/6/2020	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board consider the following:
1) Accept the subdivision improvements for West Valley Village Unit 7B, TM 99-1359-7B, as complete;
2) Hold Performance Bond 94-89-07 with Bond Rider 2, in the amount of $570,003.21, which is ten percent of the total 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 & Materialmens Bond 94-89-07 in the amount of $2,850,016.06 for six months to guarantee payments 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 upon written request by the Department.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

On August 28, 2007 (Item 22), the Board approved the Final Map and the Agreement to Make Subdivision Improvements for Class 1 Subdivision (SIA) between the County and Lennar Homes of California, Inc., a corporation duly qualified to conduct business in the State of California (Owner).

With the processing of the Fourth Amendment to the SIA between the County and the Owner, the Owner requested a bond reduction. Performance Bond 94-89-07 was reduced to $570,003.21, which is ten percent of the total improvements; therefore, no further reduction of the Performance Bond amount is allowed at this time.

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The subdivision improvements for West Valley Village Unit 7B, TM 99-1359-7B, creating 60 residential lots, have been completed according to the plans and specifications for this development and per the conditions of the SIA. The Department of Transportation (Transportation) construction inspection staff has inspected the work and confirms the subdivision improvements are complete.

ALTERNATIVES
None; when the Owner/Developer completes all improvements and the County inspects and approves those improvements, the County is then obligated to approve reduction of the Bonds, if necessary, and initiate the warranty period.

PRIOR BOARD ACTION
Outlined in the Discussion / Background section above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
N/A

CAO RECOMMENDATION / COMMENTS
Approve as recommended.

FINANCIAL IMPACT
The requested Board action has no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS
1) The Clerk of the Board will hold Performance Bond 94-89-07 with Bond Rider #2, in the amount of $570,003.21 for a one (1) year warranty period.
2) The Clerk of the Board will hold Laborers & Materialmens Bond 94-89-07 in the amount of $2,850,016.06 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 improvements are a vital component in the County's ability to accommodate economic growth and provide safe roads for the residents of El Dorado County and the traveling public.

CONTACT
Rafael Martinez, Director
Department of Transportation