



Legislation Text

File #: 14-0948, **Version:** 1

Community Development Agency, Transportation Division, recommending the Board consider the following pertaining to Subdivision Improvements for Hollow Oak, Units 1 and 2, TM 94-1290, between the County and Pulte Home Corporation:

- 1) Accept the subdivision improvements for Hollow Oak Units 1 and 2, TM 94-1290 as complete;
- 2) Authorize the Clerk of the Board to release the Performance and Laborers and Materialmens Bond No. 024016828 associated with the improvements for Unit 1;
- 3) Authorize the Clerk of the Board to release the Performance and Laborers and Materialmens Bond No. 6346323 associated with the improvements for Unit 2; and
- 4) Approve and authorize the Chair to sign the Assignment and Assumption of Plans for the Hollow Oak Road Drainage Improvements Agreement between Pulte Home Corporation and the County.

FUNDING: Developer Funded. (No Federal Funds)

Fiscal Impact/Change to Net County Cost

There is no fiscal impact or change to Net County Cost associated with this item.

Background

On July 22, 2003, the Board approved a Subdivision Improvement Agreement between Hollow Oak, LLC and the County for Hollow Oak Unit 1, TM 94-1290. On March 15, 2005, the Board approved Agreements and Assignment and Assumption Agreement between Hollow Oak, LLC and Pulte Home Corporation assigning all rights, interests, burdens and obligations for the Hollow Oak Unit No. 1, TM 94-1290 to Pulte Home Corporation. On July 19, 2005, the Board approved the Subdivision Improvement Agreement between Pulte Home Corporation and the County for Hollow Oak Unit 2, TM 94-1290. Pulte Home Corporation entered into these agreements and provided the Performance and Laborers and Materialmens Bond for the projects.

Construction commenced as scheduled with the subdivision improvements and the offsite roadway way substantially completed in the winter of 2005. However, during the winter storm of January 2006, damage was incurred to a neighboring property due to drainage from the road improvements. The developer attempted several different design alternatives; however, due to required easements, none came to fruition.

The developer has completed a design that will include an increased capacity drainage system within the existing right-of-way. The Transportation Division has reviewed the plans and will advertise the project in spring 2015, utilizing the Bass Lake Public Financing and Facilities Plan monies to pay for the improvements.

Reason for Recommendation

The improvements required under the Subdivision Improvement Agreements have been inspected and found to be complete according to the improvement plans, specifications, and cost estimates entitled Hollow Oak Units 1 & 2, TM 94-1290.

Clerk of the Board Follow Up Actions

1. The Clerk will release the Performance and Laborers and Materialmens Bond No. 024016828 for Unit 1 and advise the Owner it has been released.
2. The Clerk will release the Performance and Laborers and Materialmens Bond No. 6346323 for Unit 2 and advise the Owner it has been released.
3. The Clerk will obtain the Chair's signature on the two (2) originals of the Assignment and Assumption Agreement, AGMT #12-53609.
4. The Clerk will return one fully executed original of the Assignment and Assumption Agreement, AGMT #12-53609 to the Transportation Division.

Contact

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Community Development Agency

Concurrences

County Counsel