



Legislation Text

File #: 26-0512, **Version:** 1

Department of Transportation recommending the Board consider the following:

- 1) Accept the road improvements for the Offsite Road Improvement Agreement for Green Valley Road, TM 07-1440-R-2, as complete;
 - 2) Reduce Performance Bond EACX4020393 from \$1,034,743.00 to \$103,474.30, which is ten percent of the total cost of the road 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 EACX4020393 in the amount of \$1,034,743.00 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 Transportation.
- (Districts 1 & 4)

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

The Tentative Map (TM 07-1440-R-2) for the Summer Brook project was approved by the Planning Commission on August 9, 2018. On September 28, 2021 (Legistar file 21-1434), the Board approved the Offsite Road Improvement Agreement for Green Valley Road, TM07-1440-R-2, Agreement #21-54989 (RIA), between the County and Summerbrook, El Dorado, Inc. (Developer). Amendments to the RIA were approved by the Board on August 29, 2023 (Legistar file 23-1467), on June 25, 2024 (Legistar file 24-0900), and on September 16, 2025 (Legistar file 25-1236).

The RIA defined the obligations of the Developer for the performance of the work within the County Right of Way. The RIA set forth the terms and conditions for the construction of the offsite improvements and allowed the Developer to construct frontage improvements along the north side of Green Valley Road, including widening Green Valley Road and adding a new connection at Silverleaf Drive and a fourth leg to the existing signal at the Pleasant Grove Middle School intersection to access the internal Summer Brook Drive, in accordance with approved plans.

The improvements for the Project have been inspected by the Department of Transportation (Transportation) and were found to be complete in accordance with the approved plans, specifications and requirements of the RIA.

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 reduce Performance Bond EACX4020393 from \$1,034,743.00 to \$103,474.30 and advise Transportation (attn.: Lindsay Tallman) and the Developer, Blue Mountain Communities, 707 Aldridge Road, Suite B, Vacaville, CA 95688, it has been reduced.
- 2) The Clerk of the Board will hold Laborers & Materialmens Bond EACX4020393 in the amount of \$1,034,743.00 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

Priority: N/A

Action Item: N/A

CONTACT

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Department of Transportation