



Agenda Item

35

DATE: November 18, 2008

TO: Board of Supervisors

FROM: Alan Weaver, Director *Alan Weaver*
Department of Public Works and Planning

SUBJECT: Tract No. 5172 (Located on the east side of North Van Ness Boulevard between West Bullard and West Barstow Avenues).

RECOMMENDED ACTION:

Consider and approve release of Surety Bond posted in the amount of \$19,300.00 to guarantee maintenance of improvements for Tract No. 5172.

The Subdivider has completed the in-tract infrastructure improvements as required by the Subdivision Agreement and Improvement Plans and has maintained them for the prescribed amount of time.

ALTERNATIVE ACTION:

Based on the work completed by the Subdivider, there is no viable alternative action unless your Board determines that the in-tract infrastructure improvements have not been properly maintained for the prescribed amount of time as required by the Subdivision Agreement and then deny release of Surety Bond posted in the amount of \$19,300.00 to guarantee maintenance of improvements for Tract No. 5172. This action will require the Subdivider to correct any defects in workmanship and/or materials that your Board has determined necessary prior to considering the release of the Surety Bond.

FISCAL IMPACT:

There is no net County cost associated with the recommended action. The Subdivider has paid an Agreement Administration Fee for processing this Agenda Item as required by the County Fee Schedule. The Applicant has built and maintained the improvements required by the project.

ADMINISTRATIVE OFFICE REVIEW

BOARD ACTION: DATE *Brandon Ortl* November 18, 2008 APPROVED AS RECOMMENDED ☒ OTHER ☐ Page 1 of 4



Official Action of
Board of Supervisors
[Signature]
Deputy

UNANIMOUS ☒ ANDERSON _____ CASE _____ LARSON _____ PEREA _____ WATERSTON _____

Consistent with the County Ordinance Code, the Applicant posted a Surety Bond to insure maintenance of tract improvements. In this case, the Applicant has maintained the work for the prescribed time.

IMPACTS ON JOB CREATION:

The Board's action will not have any substantial effect on job creation; however, construction of new homes will provide for jobs and procurement of construction material in the local area.

DISCUSSION:

On November 6, 2003, the Planning Commission approved Tentative Tract No. 5172, a subdivision of an 8.91-acre parcel on the east side of North Van Ness Boulevard between Bullard and Barstow Avenues. The tentative tract included 9 lots in the R-1-EH NB (Single-Family Residential, 37,500 square foot parcel size, neighborhood beautification overlay) Zone District. Your Board approved the final map on August 23, 2005.

The Subdivider was required to provide maintenance of the roads for a period of one year after completion and acceptance of the work. The Subdivider has corrected all deficiencies in these improvements that occurred during the warranty period. All work is complete and acceptable at this time.

This tract developed 0.10 mile of private road that is to be permanently maintained by the Maintenance District No. 6 established for the tract.