



CITY COUNCIL AGENDA REPORT

MEETING DATE: 8/16/2022

DEPARTMENT: Public Works

SUBJECT:

ACCEPTANCE OF PORTOLA CENTER IMPROVEMENTS AND RELEASE OF BONDS FOR TRACT 17300, PHASE 1

RECOMMENDED ACTION(S):

1. Accept as complete the storm drain improvements constructed by USA Portola East, LLC, a California Limited Liability Company for Tract 17300, Phase 1.
 2. Authorize the City Clerk to release Subdivision Improvement Faithful Performance and Subdivision Improvement Labor and Materials Bonds, both in the amount of \$539,945.
 3. Authorize the City Clerk to release the Subdivision Improvement Warranty Bond in the amount of \$53,994.50 one year after acceptance of the storm drain improvements with the concurrence of the Director of Public Works/City Engineer.
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EXECUTIVE SUMMARY:

On November 20, 2018, the City Council approved Final Tract Map No. 17300, which consists of a 223-numbered and 20-letter lot subdivision on 65.349 acres and a Subdivision Improvement Agreement with USA Portola East ("Portola"), a California Limited Liability Company. These approvals enabled the construction of 223 single-family residential units. The 20 lettered lots consist of eight lots for private street purposes, nine for open space and landscape purposes, two for access purposes and one for a 0.56 acre neighborhood park. All lettered lots will be maintained by the Homeowners Association ("HOA"). Portola divided the development into two phases. In accordance with the Subdivision Improvement Agreement, Portola submitted a Subdivision Improvement Faithful Performance and a Subdivision Improvement Labor and Materials Bond for the various subdivision improvements in both Phase 1 and Phase 2. The bond release request from Portola is only the storm drain improvements in Phase 1. The two bonds for the storm drain improvements are both in the amount of \$539,945. There is also a Subdivision Improvement Warranty Bond for 10% of the improvement costs. A video of the storm drain was completed by Portola. Staff

reviewed the video and determined that the installation conforms to the approved plans, that all joints are sealed, and the storm drain is clear of debris. The storm drain improvements will be maintained by the HOA. Staff recommends the City Council accept the storm drain improvements for Tract 17300, Phase 1 and authorize the release of the Subdivision Improvement Faithful Performance and Labor and Materials bonds. Staff also recommends the City Council authorize the City Clerk to release the Subdivision Improvement Warranty Bond for the storm drain improvements one year after acceptance with the concurrence of the Director of Public Works/City Engineer. The release of bonds for the other subdivision improvements for both Phase 1 and Phase 2 will occur later, as these improvements are not yet completed.

FISCAL IMPACT:

There is minimal fiscal impact associated with the recommended action.

ATTACHMENTS:

1. Location map for Tract 17300
2. Request for bond release from Portola Center

Initiated By: Douglas A. Erdman, P. E., Assistant City Engineer

Submitted By: Thomas E. Wheeler, P.E., Director of Public Works/City Engineer

Approved By: Debra Rose, City Manager