

REPORT

To the Honorable Mayor and City Council
From the City Manager

August 11, 2008

SUBJECT

Final Acceptance – Toyon Way Subdivision Improvements

RECOMMENDATION

Accept, by motion, the construction improvements for the Toyon Way Subdivision, and release the bonds according to city procedures after the receipt of a one-year warranty bond in the amount of \$48,100.00 in accordance with the Subdivision Agreement, Paragraph 9.

BACKGROUND

On October 25, 2005, Council approved the Agreement for construction improvements for the Toyon Way Subdivision which is a six lot residential subdivision in Emerald Hills. The city-approved permits for the Toyon Way Subdivision required the developer to make street and other related improvements including paving, drainage, sidewalks, street lighting, landscaping and landscape irrigation.

The developers, Vern, Ronald and Sharon Brown, have completed the construction of improvements in accordance with the Agreement, the plans and specifications, and to the satisfaction of the city's Engineering & Construction Division.

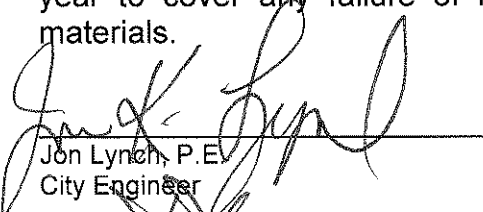
The developers provided a faithful performance bond and a labor and material bond, each in the amount of \$481,000.00, which can be released following the city's receipt of a warranty bond in the amount of \$48,100.00

ALTERNATIVES

Council may choose not to accept the construction improvements which would be contrary to the provisions in the existing Agreement.

FISCAL IMPACT

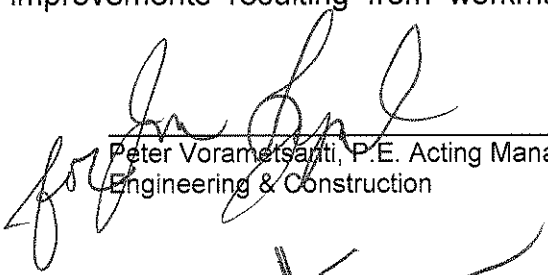
There is no fiscal impact as a result of this action. A warranty bond will be held for one year to cover any failure of installed improvements resulting from workmanship or materials.



Jon Lynch, P.E.
City Engineer



Chu Chang, P.E., Acting Director
Community Development Services



Peter Vorametsanti, P.E. Acting Manager
Engineering & Construction



Peter Ingram
City Manager

ATTACHMENTS

None

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

Agreement for Improvement of Toyon Way Subdivision