



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject Improvement Agreement	Board Meeting Date August 13, 2019	Agenda Number 12
Dept: Public Works Contact: Joshua Pack Phone: 209/754-6402	Supervisory District Number District 4	Consent Agenda
Published Notice Required? No Public Hearing Required? No		Estimated Time: 0 Minutes
Type of Document? Non Resolution Agreement PowerPoint Presentation Included? No Budget Transfer Included (Must be signed by Auditor)? No Complete Agreement Required? No Position Allocation Change? No		

RECOMMENDATION:

Authorize the Board Chair to execute an Improvement Agreement between Calaveras County and Denova Homes to guarantee completion of onsite improvements associated with Tentative Subdivision Tract Map 93-535 (Copper Hills Subdivision).

DISCUSSION/SUMMARY:

On June 2, 1994, the Planning Commission conditionally approved Tract 93-535, Copper Meadows Units II and III (since renamed to Copper Hills by the developer). The project was amended by Planning Commission Resolution 03-44 to include a new access road to O'Byrnes Ferry Road, among other things. The subject property is situated off O'Byrnes Ferry Road near Copper Cove Drive. The entire project consists of a residential development subdividing approximately 28.2 acres of land into 125 residential lots, one commercial lot, two RV storage lots and two recreational lots. Improvement plans were completed and approved for construction on December 8, 2006. Consistent with § 66462 of the Government Code, the developer entered into a subdivision agreement to guarantee construction of uncompleted onsite and offsite improvements. This allowed the developer to record the Final Map prior to completion of improvements which recorded on August 21, 2007.

As the agreement expired, the developer entered into a new subdivision agreement on January 22, 2019, which covered only the offsite improvements. As required, Denova Homes now must enter into a new agreement which includes the onsite improvements. Per County Code §12.02.340C and Government Code § 66499, security in the form of bonds for Labor/Materials and for Performance have been posted each in the amount of \$160,500 to guarantee completion of the onsite improvements.

FINANCING:

There is no impact to the County General Fund.

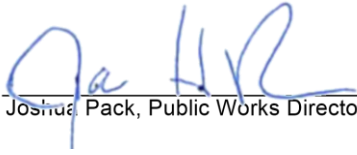
All project processing, inspection, and testing costs are borne by the subdivider.

ALTERNATIVES:

The Board may choose not to enter into the Improvement Agreement. This action would have negative financial implications for the developer.

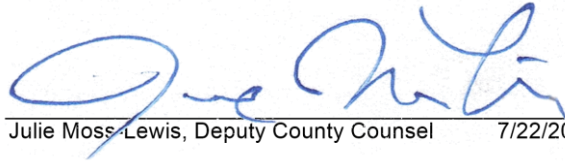
Improvement Agreement
August 13, 2019

APPROVED BY:



Joshua Pack, Public Works Director

7/18/2019



Julie Moss-Lewis, Deputy County Counsel

7/22/2019



Albert Alt, County Administrative Officer

7/23/2019



Diane Severud, Deputy Clerk of the Board of Supervisors

7/24/2019