



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: October 20, 2020
SUBJECT: Performance Bond Acceptance and Security Agreements for RSI Communities- Heartland, LLC. Tracts 27971-4, 27971-6, 27971-8, 27971-11, and 27971-12 for Street Improvements within the Olivewood Specific Plan Residential Development

Background and Analysis:

The City requires developers to provide security for public improvements consisting of, but not limited to, sewer improvements, street improvements, storm drain improvements, utility improvements, and monument improvements. The bonded improvement listed in Table 1 will be constructed by RSI Communities-California LLC.

RSI Communities-California LLC:

The Olivewood development is located north of State Route 60, south of Oak Valley Parkway, and west of Potrero Boulevard. The development will be maintained by a homeowner's association, and the City will only be responsible for maintaining the sewer infrastructure once all improvements are complete, and after maintenance bonds have been exonerated.

RSI Communities-California LLC will construct street improvements for Tracts 27971-4, 27971-6, 27971-8, 27971-11, and 27971-12 (See attachments A-E). The private street improvements will be constructed within the development and will consist of asphalt, sidewalk, commercial driveway approaches, curb, and gutter.

City staff has reviewed the security agreements along with the performance and payment bonds and determined that they are consistent with the City's municipal code. Staff recommends the City Council accept the bonds listed in Table 1.

The following table includes the development name, bond number, type of improvement, and the developer submitting the security agreement:

Table 1				
Bond #	Bond Type	Type of Improvement	Development/ Tract Map #	Developer
PB03010407102	Performance	Street Improvements	Olivewood 27971-4	RSI Communities- California LLC
PB03010407116	Performance	Street Improvements	Olivewood 27971-6	RSI Communities- California LLC
PB03010407117	Performance	Street Improvements	Olivewood 27971-8	RSI Communities- California LLC
PB03010407119	Performance	Street Improvements	Olivewood 27971-11	RSI Communities- California LLC
PB03010407120	Performance	Street Improvements	Olivewood 27971-12	RSI Communities- California LLC

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$650.

Recommended Action:

Accept the following bonds and security agreements:

- Accept Performance Bond No. PB03010407102
- Accept Performance Bond No. PB03010407116
- Accept Performance Bond No. PB03010407117
- Accept Performance Bond No. PB03010407119
- Accept Performance Bond No. PB03010407120

Attachments:

- A. Aerial Map
- B. Bond No. PB03010407102 and security agreement for street improvements and associated improvement plan
- C. Bond No. PB03010407116 and security agreement for street improvements and associated improvement plan
- D. Bond No. PB03010407117 and security agreement for street improvements and associated improvement plan
- E. Bond No. PB03010407119 and security agreement for street improvements and associated improvement plan
- F. Bond No. PB03010407120 and security agreement for street improvements and associated improvement plan