



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Board of Supervisors DATE: March 9, 2021
FROM: Steve Pedretti, Agency Director
BY: Rebecca Taber, Deputy Director
SUBJECT: Woodvista Redevelopment Subdivision, Project No. ESD17-00208

ACTIONS REQUESTED

1. Accept the improvements for the Woodvista Redevelopment Subdivision as complete.
2. Authorize the Faithful Performance and Labor and Materials securities to be set at the following amounts and authorize the CDRA Director, or designee, to release the remaining sureties upon completion of the applicable retention periods:
 - a. Faithful Performance – Set at 15 percent of the value of any otherwise unsecured public improvements immediately upon the Board’s approval, with the release of the remaining security upon expiration of the warranty period.
 - b. Labor and Materials – Set at 50 percent or the total of all claims per Government Code Section 66499.7, whichever is higher, with release of the remaining security upon expiration of the claims period.

BACKGROUND

The Woodvista Redevelopment subdivision is located on the northwest corner of North Lake Boulevard (State Highway 28) and Beach Street, approximately 0.25 miles west of the intersection of Highway 267 and North Lake Boulevard in Tahoe Vista (Attachment 1). The Woodvista Redevelopment project approval included the creation of seven single-family residential condominium units within three buildings on Lot 1. This Final Map created one lot for condominium purposes (Attachment 2).

The improvements within this subdivision consisting of sidewalk and landscaping improvements along North Lake Boulevard, a private access road, parking areas, sewer, water, utility connections, drainage infrastructure, and survey monumentation have been constructed and are complete. The private access road and parking areas within this project are private, with maintenance provided by the property owner’s association. The Faithful Performance security is retained for a one-year period as warranty for public improvements. The Labor and Material security is retained for up to a six-month period pursuant to Government Code. After the passage of time within which any claims are required to be recorded, the Labor and Material security will be reduced to an amount equal to the total claimed by all claimants, and if no claims have been recorded, the security will be released in full.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration for the Woodvista Redevelopment Subdivision was approved by the Planning Commission on October 12, 2017. Mitigation measures have been addressed by the Conditions of Approval for this Subdivision.

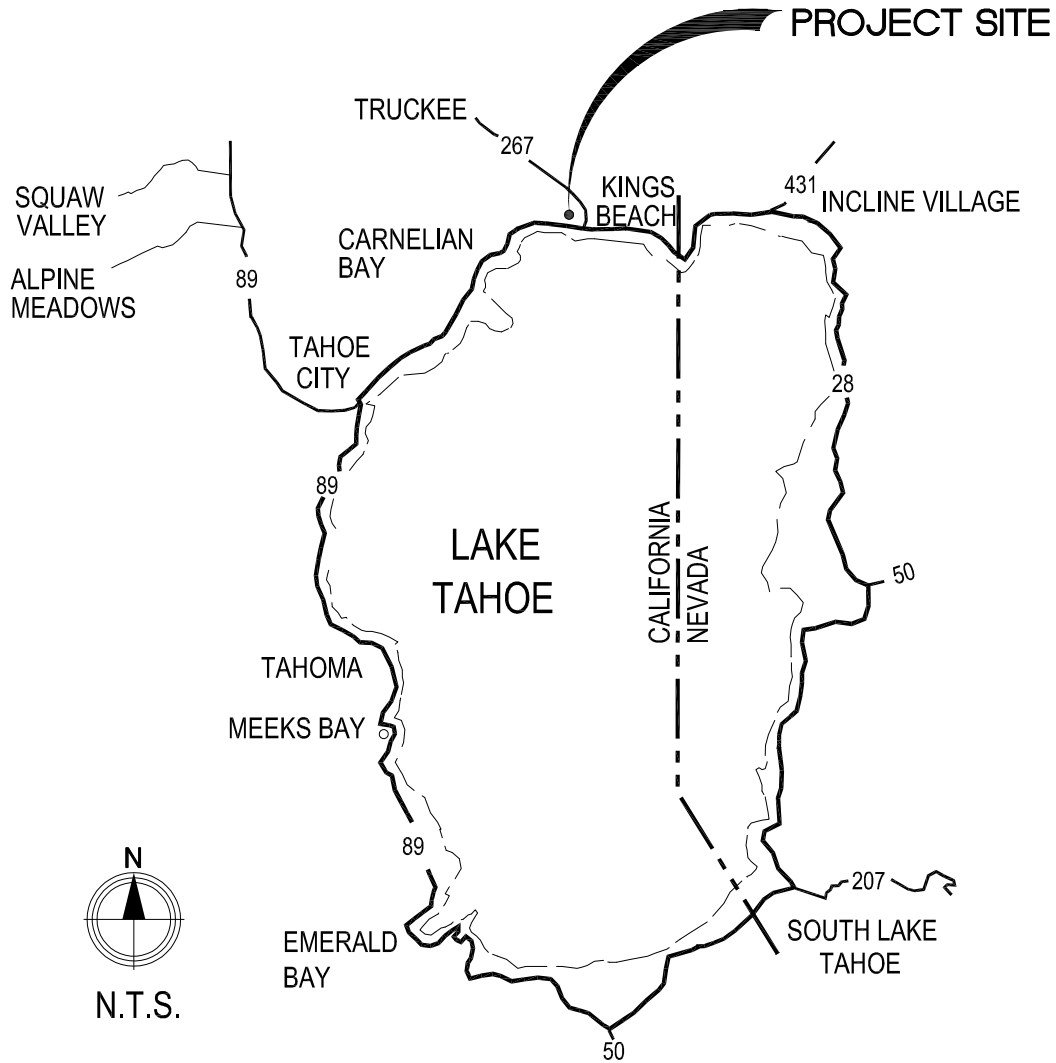
FISCAL IMPACT

This action has no fiscal impact.

ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Map of Subdivision

VICINITY MAP



ATTACHMENT 2

