

CITY OF LONG BEACH

C-13

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9th Floor • Long Beach, CA 90802 • (562) 570-6383 • Fax (562) 570-6012

September 7, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute subdivision agreements with Lennar Homes of California Inc., the new developer of the Aubry at Alamitos Ridge development located north of 20th Street and east of Obispo Avenue. (District 4)

DISCUSSION

On January 8, 2008, the City Council approved Tract Map No. 52702 that was being developed by the Alamitos Ridge, LLC. The project consists of a 106-unit single-family homes development. A vicinity map showing the location of the development site is attached.

Recently, Lennar Homes of California, Inc., became the new owner and developer of the Aubry at Alamitos Ridge development. Lennar Homes is requesting to replace the existing agreement, approved by Council on January 8, 2008, between Alamitos Ridge, LLC, the previous developer, and the City, with a new agreement between Lennar Homes of California and the City. The new agreement will cover the remaining public improvements work and requirements conditioned upon this development.

This matter was reviewed by Deputy City Attorney Linda Trang on August 18, 2010 and by Budget Management Officer Victoria Bell on August 18, 2010.

TIMING CONSIDERATIONS

City Council action on this matter is requested on September 7, 2010, to allow the developer to complete their purchase and sales agreement obligations.

FISCAL IMPACT

There is no fiscal or local job impact to the City.

HONORABLE MAYOR AND CITY COUNCIL

September 7, 2010

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

APPROVED:

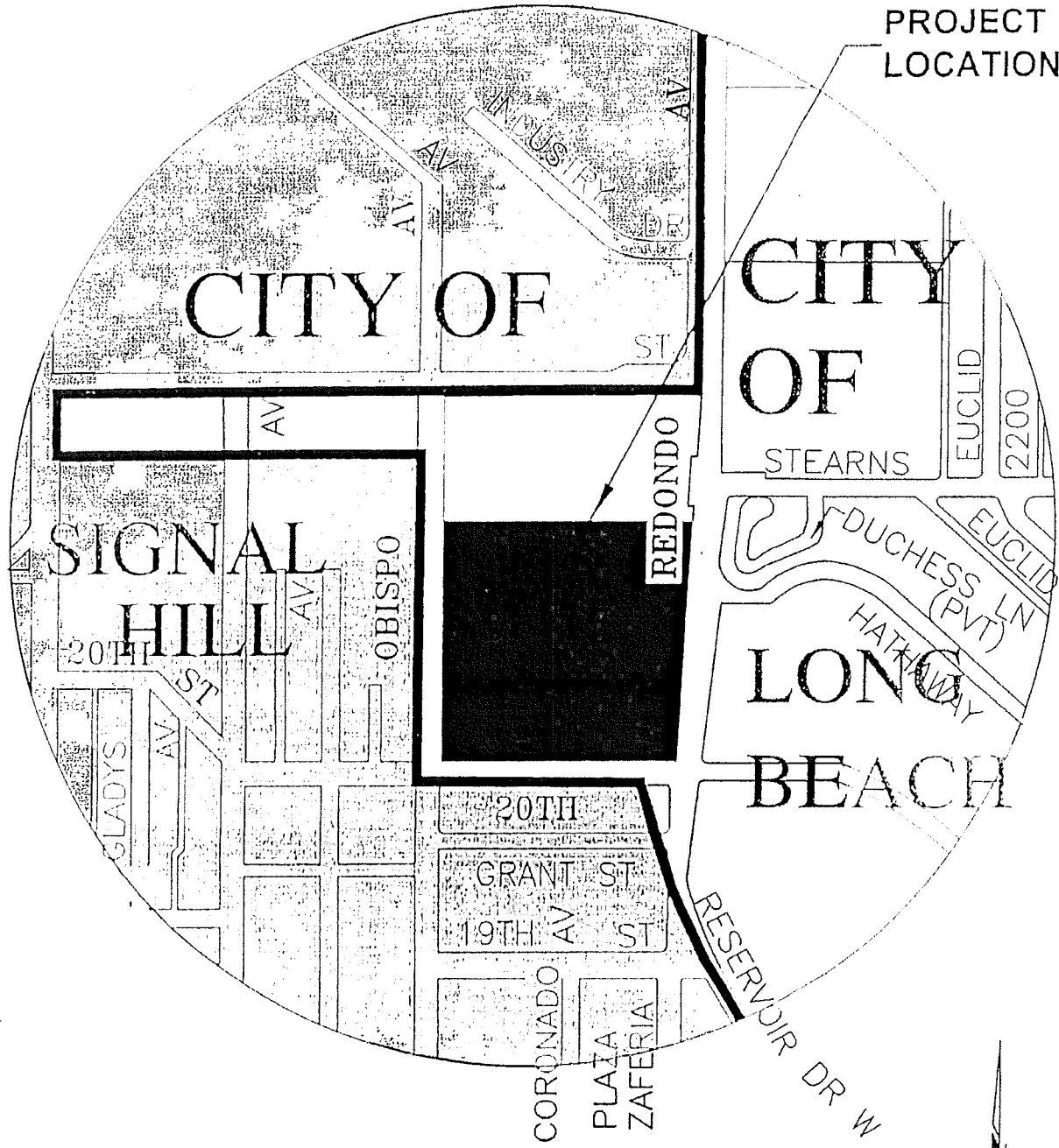


PATRICK H. WEST
CITY MANAGER

MPC:MAC:LN:bp
P\CL\ Tract No. 52702 -Lennar.doc

Exhibit A –Vicinity Map
Exhibit B – Request letter

PROJECT
LOCATION



VICINITY MAP

NO SCALE

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

TRACT MAP 52702
2080 OBISPO AVENUE
NORTH OF 20TH STREET AND
EAST OF OBISPO AVENUE

EXHIBIT A

April 19, 2010

VIA EMAIL

City of Long Beach
Department of Public Works
Engineering Bureau, Design Division
333 West Ocean Blvd. 9th Floor
Long Beach, CA 90802

Attention: William Pittman, Subdivision Coordinator

Subject: Replacement of Faithful Performance and Labor & Materials Bonds for
Tract No. 52702, Aubry at Alamitos Ridge, Long Beach, California

Dear Mr. Pittman:

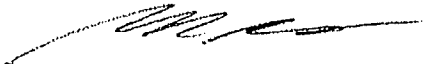
As we discussed over the phone, Lennar Homes of California, Inc. (Lennar) is the new owner and developer of the subject community. As part of the purchase and sale agreement, Lennar is obligated to replace the previous developer's bonds. You have indicated that the Public Works Department currently has two bonds on file. Therefore, we are requesting to replace the following two bonds:

- Monumentation Bond No. 5024596 in the amount of \$2,800 and \$1,400 for the performance and labor & materials bonds, respectively and held by Alamitos Ridge, LLC.
- Public Improvement Bond No. 5024597 in the amount of \$722,899 and \$361,499.50 for the performance and labor & materials bonds, respectively and held by Alamitos Ridge, LLC.

In support of our request to replace the above two bonds and per your request, we are enclosing current engineer's estimate for each of the bonds. Upon your approval of the engineer's estimates we will provide the replacement bonds in triplicate to your attention.

Thank you for time and assistance with our request to replace the prior developer's bonds. If you have any questions or require additional information, please do not hesitate to contact me at (949) 349-8285.

Sincerely,
LENNAR HOMES OF CALIFORNIA, INC.



Geoffrey Smith
Asst. Project Manager

Enclosure: Letter from DRC dated 4/17/10
Engineer's Estimate for Public Improvements dated 3/11/10

