



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 17-0706

July 11, 2017

Introduced: 6/27/2017

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Accept the Villanueva Subdivision Improvements (PLN060043) as complete;
- b. Approve the release of the Performance Bond, No. 703697S (in the amount of \$54,050.00) for the Villanueva Subdivision Improvements; and
- c. Approve the release of the Labor and Material Bond, No. 703697S (in the amount of \$24,568.00) for the Villanueva Subdivision Improvements in accordance with Government Code Section 66499.7 after the passage of time for recording claims or liens.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Villanueva Subdivision Improvements (PLN060043) as complete;
- b. Approve the release of the Performance Bond, No. 703697S (in the amount of \$54,050.00) for Villanueva Subdivision Improvements; and
- c. Approve the release of the Labor and Material Bond, No. 703697S (in the amount of \$24,568.00) for Villanueva Subdivision Improvements in accordance with Government Code Section 66499.7 after the passage of time for recording claims or liens.

SUMMARY/DISCUSSION:

On December 16, 2014, the Board of Supervisors approved the Parcel Map and Subdivision Improvement Agreement for the Villanueva Subdivision, a minor subdivision located on Martinez Road in the Lockwood area of Southern Monterey County. Per the Subdivision Improvement Agreement (see attached), security in the form of a bond for completion of the subdivision improvements was required. The subdivider submitted a single bond (Bond No. 703697S) with three components: a Performance Bond in the amount of \$54,050.00; a Labor and Materials Bond in the amount of \$24,568.00; and a Maintenance Bond in the amount of \$9,827.00. The subdivider has fulfilled the conditions of the Subdivision Improvement Agreement, and the subdivider's consulting engineer has inspected the improvements and certified their completion as to conformance with the approved plans.

The Performance Bond in the amount of \$54,050.00, and the Labor and Materials Bond in the amount of \$24,568.00 will be released in accordance with Government Code Section 66499.7(h) (Subdivision Map Act), after the passage of time for recording claims or liens.

The Maintenance Bond 703697S in the amount of \$9,827.00 is provided by the subdivider in accordance with the Subdivision Improvement Agreement. The Maintenance Bond will be released after the period of one (1) year from the date of acceptance of the improvements if the improvements continue to function satisfactorily.

OTHER AGENCY INVOLVEMENT:

None.

FINANCING:

Sufficient appropriations are available in the FY2017-18 RMA-Development Services adopted budget, Fund 001, Appropriation Unit RMA010, to cover staff cost to process the bond release. Developer fees received for subdivision processing provide the funding source for staff time related to this activity.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Subdivision improvement agreements and improvement bonds provide assurance that road and utility infrastructure, and access for the public and emergency responders is provided for new subdivisions, which is consistent with the Board of Supervisor's Strategic Initiatives for Infrastructure and Public Safety. Infrastructure improvements have been completed per the agreement, and bonds are to be released by the County in accordance with the agreement and the Government Code.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Chad Alinio, Civil Engineer, (831)755-4937

Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the Clerk of the Board:

Exhibit A - Vicinity Map

Exhibit B - Bonds

Exhibit C - Subdivision Improvement Agreement

Exhibit D - Engineer's Letter of Completion