



Monterey County

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: 19-0723

October 01, 2019

Introduced: 9/12/2019

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Accept the Cathrein Acres Subdivision improvements (also known as Cathrein Estates Subdivision - PLN990330) as complete, as required by the Subdivision Improvement Agreement approved by the Board on August 27, 2013, and recorded September 13, 2013, as Document No. 2013057544 (Exhibit C);
- b. Approve the release of the Faithful Performance Bond, No. 105815148 (in the amount of \$1,175,688.00) for Cathrein Acres Subdivision, (PLN990330) improvements;
- c. Approve the release of the Subdivision Monument Bond, No. 105815151 (in the amount of \$29,750.00) for Cathrein Acres Subdivision, (PLN990330) improvements;
- d. Approve the release of Labor and Material Bond, No. 105815148 (in the amount of \$534,404.00) for Cathrein Acres Subdivision, (PLN990330) in accordance with Government Code Section 66499.7 after the passage of time for recording claims or liens; and
- e. Delegate authority to the Resource Management Agency Director or his designee to release the Warranty Bond after a period of one year, subject to the determination that the improvements are functioning as intended.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Cathrein Acres Subdivision improvements (also known as Cathrein Estates Subdivision - PLN990330) as complete, as required by the Subdivision Improvement Agreement approved by the Board on August 27, 2013, and recorded September 13, 2013, as Document No. 2013057544 (Exhibit C);
- b. Approve the release of the Faithful Performance Bond, No. 105815148 (in the amount of \$1,175,688.00) for Cathrein Acres Subdivision, (PLN990330) improvements;
- c. Approve the release of the Subdivision Monument Bond, No. 105815151 (in the amount of \$29,750.00) for Cathrein Acres Subdivision, (PLN990330) improvements;
- d. Approve the release of Labor and Material Bonds, No. 105815148 (in the amount of \$534,404.00) for Cathrein Acres Subdivision, (PLN990330) in accordance with Government Code Section 66499.7 after the passage of time for recording claims or liens; and
- e. Delegate authority to the Resource Management Agency Director or his designee to release the Warranty Bond after a period of one year, subject to the determination that the improvements are functioning as intended.

PROJECT INFORMATION:

Project Location: APN 125-291-019-000 through 125-291-048-000, Crazy Horse Road Area in Northeastern Monterey County, North County Area Plan.

SUMMARY/DISCUSSION:

On August 27, 2013, the Board of Supervisors approved the Final Map and Subdivision Improvement Agreement for the Cathrein Acres Subdivision Improvement Plans. The subdivider has constructed the improvements as required by the Subdivision Improvement Agreement (Exhibit C), and the subdivider's consulting engineer has inspected the improvements and certified their completion as to conformance with the approved plans (Exhibit D), and As-built plans have been filed with the County Engineer.

The Faithful Performance Bond in the amount of \$1,175,688.00, the Subdivision Monument Bond in the amount of \$29,750.00, and the Labor and Materials Bond in the amount of \$534,404.00 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 Subdivision Warranty Bond No. 105815148 in the amount of \$235,138.00 is provided by the subdivider in accordance with the Subdivision Improvement Agreement. The Subdivision Warranty Bond will be held for a period of one (1) year from the date of acceptance of the improvements to ensure that the improvements continue to function satisfactorily. This action delegates authority to the Resource Management Agency Director or designee to release the Warranty Bond after a period of one year, once it has been determined that the improvements are functioning as intended.

OTHER AGENCY INVOLVEMENT:

None.

FINANCING:

Sufficient appropriations are available in the RMA-Development Services FY 2019-20 Adopted Budget, Fund 001, Unit 8196, Appropriation Unit RMA010, to process the release of these bonds. Cost of the bond release processing was funded previously with fees the developer paid with the subdivision application.


BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action complies with California Government Code Section 66499.7 and Monterey County Code Section 19.13.020, which require the release of improvement securities upon satisfactory completion of the subdivision improvements and monumentation and support the Administration and Infrastructure Board of Supervisors Strategic Initiatives. RMA's active oversight of major subdivision projects to confirm full compliance with State law, County Code, and terms of the Subdivision Improvement Agreement ensure the functioning and integrity of the infrastructure for the public.

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

Prepared by: Michael K. Goetz, PLS, County Surveyor

Reviewed by: Randy Ishii, PE, RMA Chief of Public Works

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community
Development 

Approved by Carl P. Holm, AICP, RMA Director 

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Bonds

Exhibit C: Subdivision Improvement Agreement

Exhibit D: Engineer's Letter of Inspection

(Attachments on file with Clerk of the Board)