



Monterey County

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Board Report

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Matter Type: General Agenda Item

- a. Accept as complete a portion of the East Garrison Subdivision Phase 2 Infrastructure Improvements, including road, drainage, and infrastructure improvements;
- b. Accept the completed road improvements on Watkins Gate Road and West Camp Street into the County's maintained road system; and
- c. Approve the release of Monumentation Bond No. 0191744 in the amount of \$75,000 related to said improvements in accordance with Government Code section 66497; and
- d. Approve the reduction of both Faithful Performance and Labor and Material Bond No. 0190352 from \$5,569,000 to \$520,000 in accordance with Government Code section 66499.7 after the passage of time for recording claims or liens; and
- e. Accept Maintenance Bond No. 0196965 in the amount of \$1,009,800 for the accepted improvements.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept as complete a portion of the East Garrison Subdivision Phase 2 Infrastructure Improvements, including road, drainage, and infrastructure improvements;
- b. Accept the completed road improvements on Watkins Gate Road and West Camp Street into the County's maintained road system; and
- c. Approve the release of Monumentation Bond No. 0191744 in the amount of \$75,000 related to said improvements in accordance with Government Code section 66497; and
- d. Approve the reduction of both Faithful Performance and Labor and Material Bond No. 0190352 from \$5,569,000 to \$520,000 in accordance with Government Code section 66499.7 after the passage of time for recording claims or liens; and
- e. Accept Maintenance Bond No. 0196965 in the amount of \$1,009,800 for the accepted improvements.

SUMMARY

The recommended actions will allow the County to accept as complete the East Garrison Phase 2 infrastructure improvements, accept the improvements to Watkins Gate Road and West Camp Street into the County's maintained road system, and authorize release or reduction of the Subdivider's bonds for these improvements.

DISCUSSION:

On March 3, 2015 the Board of Supervisors approved a Subdivision Improvement Agreement

for East Garrison Phase 2 between the County of Monterey and UCP East Garrison, LLC. The Agreement was recorded with the County Recorder on March 19, 2015 at Document No. 2015013419. In accordance with this Agreement, the Subdivider prepared Improvement Plans which included street, storm drain, sewer, and water system improvements necessary for the development. These Improvement Plans were approved by the RMA Public Works Department, and the Subdivider provided the financial securities and bonds required therefore.

Upon receipt of the Subdivider's Engineer's Letter of Completion on January 28, 2016, the RMA Public Works Department determined the street, storm drain, sewer, and water system infrastructure improvements for Phase 2 were constructed in accordance with the Improvement Plans and as specified in the implementation agreements, with the exception of the concrete sidewalks in front of the residential lots, which will be constructed a the time the houses on those lots are completed. The RMA Public Works Department recommends the acceptance of the completed portion of the improvements, and the release or reduction of the subdivision improvement bonds.

A Warranty Security in the amount of \$1,009,800 for those street, storm drain, sewer, and water system infrastructure improvements completed and accepted has been provided by the developer in accordance with the Subdivision Improvement Agreement. The Warranty Security 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:

The Office of the County Counsel has reviewed the recommendation as to form. The RMA-Planning, RMA-Building Services, Water Resources Agency, Environmental Health Bureau, and Monterey County Regional Fire District have all verified that the subject improvements have been completed in accordance with the approved construction drawings and associated conditions of approval.

On September 13, 2011 the Marina Coast Water District (MCWD) approved a Water and Sewer Infrastructure Agreement with the developer for design, bonding, and construction of the subdivision water and sewer systems, including a reclaimed water irrigation system. On February 1, 2016 the MCWD Board of Directors approved and accepted the Phase 2 water and sewer improvements as complete.

FINANCING:

All costs for construction of the improvements and the County's review thereof have been funded by the Subdivider. In accordance with the Board of Supervisors' approval of the Phase 2 Final Map, Improvement Plans, and Subdivision Improvement Agreement, the County is obligated to accept the completed road improvements on Watkins Gate Road and West Camp Street into the County's maintained road system. In accordance with the *Urban Services Agreement* dated July 18, 2006 (as amended March 12, 2013), the RMA-Public Works Department's costs to maintain West Camp Street and Watkins Gate Road will be reimbursed by the East Garrison Community Services District. Therefore, no impact to the General Fund or Road Fund is anticipated.

Prepared by: G.H. Nichols, P.E., Special Projects Engineer

Approved by: Benny J. Young, P.E., Director of Public Works

Approved by: Carl P. Holm, AICP, Director of Resource Management

Attachments:

1. Location Map
 2. Bond Summary
 - 3a. Security Bond for Faithful Performance No. 0190352
 - 3b. Security Bond for Laborers and Materialment No. 0190352
 3. Maintenance Bond No. 0196965
 4. Whitson Engineers Letter of Completion January 28, 2016
- (Attachments on file with the Clerk of the Board)