



County of Monterey

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

Legislation Details (With Board Report)

File #:	19-0843	Name:	Country Lake Estates Subdivision Phase I improvements
Type:	General Agenda Item	Status:	Passed - RMA Public Works and Facilities
File created:	10/16/2019	In control:	Board of Supervisors
On agenda:	11/5/2019	Final action:	11/5/2019

Title: a. Accept the Country Lake Estates Subdivision Phase I improvements (PLN040103) as complete, as required by the Subdivision Improvement Agreement approved by the Board on September 26, 2017, and recorded October 31, 2017 as Document No. 2017060890 (Exhibit C);
b. Approve the release of the Security Bond for Faithful Performance, Bond No. 4410437 (in the amount of \$187,564.00) for Country Lake Estates Subdivision Phase I, (PLN040103) improvements;
c. Approve the release of the Subdivision Monument Bond, Bond No. 4412844 (in the amount of \$4,500.00) for Country Lake Estates Subdivision Phase I, (PLN040103) monumentation;
d. Approve the release of the Security Bond for Laborers and Materialmen, Bond No. 4410437 (in the amount of \$85,257.00) for Country Lake Estates Subdivision Phase I, (PLN040103) 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 Defective Materials and Workmanship (Warranty) Bond, Bond No. 4410437-W (in the amount of \$34,103.00) after a period of one (1) year, subject to the determination that the improvements are functioning satisfactorily.
Project Location: APN 423-251-053-000 through 423-251-066-000, 70850 New Pleyto Road, (1.5 miles north of Lake San Antonio North Shore Gate) in Southern Monterey County, South County Area Plan

Sponsors: Public Works / RMA

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Vicinity Map, 3. Attachment B- Bonds, 4. Attachment C - Subdivision Improvement Agreement, 5. Attachment D - Engineers Letter of Inspection, 6. Completed Board Order Item No. 73

Date	Ver.	Action By	Action	Result
11/5/2019	1	Board of Supervisors	approved - rma public works and facilities	Pass

a. Accept the Country Lake Estates Subdivision Phase I improvements (PLN040103) as complete, as required by the Subdivision Improvement Agreement approved by the Board on September 26, 2017, and recorded October 31, 2017 as Document No. 2017060890 (Exhibit C);
b. Approve the release of the Security Bond for Faithful Performance, Bond No. 4410437 (in the amount of \$187,564.00) for Country Lake Estates Subdivision Phase I, (PLN040103) improvements;
c. Approve the release of the Subdivision Monument Bond, Bond No. 4412844 (in the amount of \$4,500.00) for Country Lake Estates Subdivision Phase I, (PLN040103) monumentation;
d. Approve the release of the Security Bond for Laborers and Materialmen, Bond No. 4410437 (in the amount of \$85,257.00) for Country Lake Estates Subdivision Phase I, (PLN040103) 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 Defective Materials and Workmanship (Warranty) Bond, Bond No. 4410437-W (in the amount of \$34,103.00) after a period of one (1) year, subject to the determination that the improvements are functioning satisfactorily.
Project Location: APN 423-251-053-000 through 423-251-066-000, 70850 New Pleyto Road, (1.5 miles north of Lake San Antonio North Shore Gate) in Southern Monterey County, South County Area Plan

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Country Lake Estates Subdivision Phase I improvements (PLN040103) as complete, as required by the Subdivision Improvement Agreement approved by the Board on September 26, 2017, and recorded October 31, 2017 as Document No. 2017060890 (Exhibit C);
- b. Approve the release of the Security Bond for Faithful Performance, Bond No. 4410437 (in the amount of \$187,564.00) for Country Lake Estates Subdivision Phase I, (PLN040103) improvements;
- c. Approve the release of the Subdivision Monument Bond, Bond No. 4412844 (in the amount of \$4,500.00) for Country Lake Estates Subdivision Phase I, (PLN040103) monumentation;
- d. Approve the release of the Security Bond for Laborers and Materialmen, Bond No. 4410437 (in the amount of \$85,257.00) for Country Lake Estates Subdivision Phase I, (PLN040103) 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 Defective Materials and Workmanship (Warranty) Bond, Bond No. 4410437-W (in the amount of \$34,103.00) after a period of one (1) year, subject to the determination that the improvements are functioning satisfactorily.

SUMMARY/DISCUSSION:

On September 19, 2017, the Board of Supervisors approved the Final Map and Subdivision Improvement Agreement for the Country Lake Estates Subdivision Phase I. 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 improvement plans (Exhibit D), and As-built improvement plans have been filed with the County Engineer.

The Security Bond for Faithful Performance in the amount of \$187,564.00, the Subdivision Monument Bond in the amount of \$4500.00, and the Security Bond for Laborers and Materialmen in the amount of \$85,257.00 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, Bond No. 4410437-W (in the amount of \$34,103.00) is provided by the subdivider in accordance with the Subdivision Improvement Agreement (Exhibit C). The Subdivision Warranty 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 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
X Administration
Health & Human Services
X 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 (without as built plans/photos taken at time of inspection)

(Attachments [Exhibits A through D] are on file with Clerk of the Board; Exhibit D attachments [As built plans and engineer's photos taken at time of inspection] are on file with the Resource Management Agency and incorporated herein by this reference.)