



County of Santa Cruz

Department of Public Works

701 Ocean Street, Room 410, Santa Cruz, CA 95060-4070
Phone:(831) 454-2160 Fax:(831) 454-2385 TDD: (831) 454-2123
John J. Presleigh, Director of Public Works

Meeting Date: November 7, 2017
Date: August 30, 2017
To: The Board of Supervisors
From: John Presleigh, Director
Subject: Tract 1482 Hacienda Homes Acceptance of Site Improvements

On May 3, 2016, the Board of Supervisors approved the final map for this subdivision located at Monterey Avenue (see attached site map). The Public Works Department inspected the constructed improvements and has determined that they are complete and acceptable in accordance with the previously approved plans. The Planning Department has also reviewed the project and approved acceptance of the site improvements. The developer, Hacienda Homes LLC, provided an Irrevocable Letter of Credit to cover the following securities:

Faithful Performance Security	\$584,000
Monumentation Security	\$3,000
Labor & Materials Security	\$292,000
Guarantee, Warranty and Maintenance of Work Security	\$87,600

The Subdivision Agreement provides that at the time the Board of Supervisors accepts the improvements, that the Faithful Performance and Monumentation securities shall be released; the Labor & Materials Security shall be released once all liens against the project are cleared; and the Guarantee, Warranty and Maintenance of Work security will be retained for a period of one year.

The inspection fee for the constructed improvements has been paid in full.

It is therefore RECOMMENDED that your Board:

1. Accept the subdivision site improvements as complete in accordance with previously approved plans;
2. Direct the Clerk of the Board to release the Faithful Performance Security of \$584,000 and the Monumentation Security of \$3,000;

3. Direct Public Works to provide for a search of the records at the end of three months. If that search reveals no posted liens against the project, the Public Works Director shall authorize the Clerk of the Board to release the Labor and Materials Security of \$292,000; and
4. Direct Public Works to conduct a review of the project at the end of twelve months. At that time, the Public Works Director shall authorize the Clerk of the Board to release the \$87,600 retained as the Guarantee, Warranty, and Maintenance of Work Security, provided there are no problems with the improvements.

Submitted by:


John Fresleigh, Director 10/24/2017

Recommended:

Carlos J. Palacios, County Administrative Officer

Attachments:

- a Hacienda Homes, LLC, Tract 1482 Site map and Subdivision Agreement