

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: PUBLIC WORKS *js*

Urgent _____ Routine

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

BOARD AGENDA # *C-1

AGENDA DATE AUGUST 28, 2001

4/5 Vote Required YES _____ NO

SUBJECT: APPROVAL OF THE FILING AND RECORDING OF THE FINAL MAP OF OLIVE RANCH ESTATES SUBDIVISION, PHASE 2

STAFF
RECOMMEN-
DATIONS:

1. FIND THAT THE FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE PREVIOUSLY APPROVED TENTATIVE MAP;
2. FIND THAT STANISLAUS COUNTY HAS ADOPTED A SPECIFIC PLAN COVERING THE AREA PROPOSED TO BE INCLUDED WITHIN THE FINAL MAP;

(CONTINUED ON PAGE 2)

FISCAL
IMPACT:

There will be no fiscal impact associated with this action.

BOARD ACTION AS FOLLOWS:

No. 2001-642

On motion of Supervisor Blom, Seconded by Supervisor Simon
and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

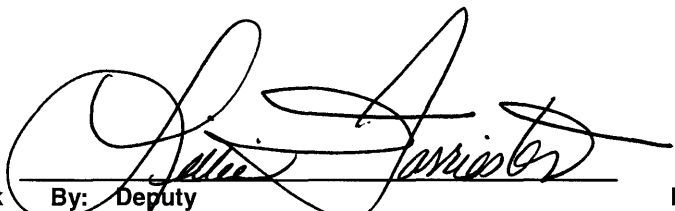
1) Approved as recommended

2) _____ Denied

3) _____ Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By:  Deputy

File No.

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**STAFF
RECOMMEN-
DATIONS**

- (CONTINUED):**
3. FIND THAT THE FINAL MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE SPECIFIC PLAN FOR THE AREA;
 4. REJECT ALL ROADS, HIGHWAYS, AVENUES, ALLEYS, COURTS, WAYS, LANES, PLACES, ETC;
 5. AUTHORIZE THE CHAIR OF THE BOARD TO SIGN THE FINAL MAP; AND,
 6. AUTHORIZE THE FINAL MAP TO BE FILED AND RECORDED AS PRESENTED.

DISCUSSION: Olive Ranch Estates, Phase 2 is an 11-lot subdivision, located on Valley Spring Drive and Teo Court east of Oakdale, California. The subdivision was approved as Vesting Tentative Map No. 89-11 by the Stanislaus County Board of Supervisors on March 9, 1993.

The final map is in substantial compliance with the approved tentative map. The final map is consistent with the adopted specific plan for this area. The Department of Public Works' fees have been paid.

Normally, the subdivider is required to enter into a Subdivision Improvement Agreement with Stanislaus County to ensure that the construction of all subdivision improvements are in accordance with the terms and conditions of the requirements of the County of Stanislaus and with all of the provisions of the Stanislaus County Code. However, in this case, the subdivider is not being required to execute a Subdivision Improvement Agreement. Both the Subdivision Improvement Agreement and the financial guarantees which were required for Olive Ranch Estates Phase 1, also meet the requirements for Phase 2. These documents were filed with the Clerk of the Board of Supervisors in December, 2000, when Olive Ranch Estates Phase 1 final map was approved. The subdivision improvements for Phase 2 are all but complete except for landscaping the retention basin and the area along the masonry sound wall on State Highway 108/120. These improvements have been bonded for with Olive Ranch Estates Phase 1.

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POLICY

ISSUE: This action is consistent with the Board's policy of providing a safe, healthy
community.

STAFFING

IMPACT: There is no staffing impact associated with this action.

RC:la

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