

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

DEPT: Public Works

BOARD AGENDA # *C-2

Urgent Routine

AGENDA DATE May 6, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval and Acceptance of the Subdivision Off-Site Improvements for Hillsborough Estates Subdivision (in east Oakdale)

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements required for the Hillsborough Estates Subdivision Unit No. 2 by the Subdivision Improvement Agreement, executed by Stanislaus Development LLC and the Stanislaus County Board of Supervisors, on June 5, 2007 have been constructed to the satisfaction of Stanislaus County. Also, find that the said agreement was recorded on June 8, 2007, as Document No. 2007-0076772-00, and filed with the Stanislaus County Clerk and Recorders Office. The improvements being accepted are to existing roads.

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FISCAL IMPACT:

The maintenance of the public roads will be the fiscal responsibility of the Public Works Department. The ongoing maintenance costs of the storm drainage system, including the river outfall facility, will be funded by County Service Area No. 23.

BOARD ACTION AS FOLLOWS:

No. 2008-321

On motion of Supervisor Monteith, Seconded by Supervisor Grover
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval and Acceptance of the Subdivision Off-Site Improvements for Hillsborough Estates Subdivision (in east Oakdale)

2. Pursuant to section 66499.7(a) of the Subdivision Map Act, authorize the release of the Irrevocable Letter of Credit No. MCB/BOS07-004, issued by the Bank of Stockton in the amount of \$254,418 for the faithful performance of the Additional Agreement for the off-site improvements to State Route 108/120.

3. Pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee, authorize the release of Labor and Materials Letter of Credit No. MCB/BOS06-009, issued by the Bank of Stockton in the amount of \$127,209 for labor and materials for the off-site improvements. The Mechanics Lien Guarantee must be dated a minimum of 61 days after the filing of the appropriate Notice of Completion, be in the amount of \$246,454 be prepared by a title company, be to the benefit of Stanislaus County, and state that there are no liens of record.

DISCUSSION:

Hillsborough Estates Subdivision is a 66-lot residential subdivision located on Foxborough Drive in east Oakdale. The Final Map was approved and filed pursuant to Resolution No. 2007-445, approved by the Stanislaus County Board of Supervisors on June 5, 2007. All improvements on-site in the subdivision and on Dillwood Road required by the Subdivision Improvement Agreement have been constructed to Stanislaus County Standards. These improvements were installed prior to the Final Map being recorded and were approved by the Board of Supervisors. The last phase of this project was to construct improvements at Dillwood and State Routes 108/120 within Caltran's right-of-way.

The financial guarantees provided covered the off-site improvements within the State right of way. The Subdivider has provided Irrevocable Letter of Credit No. MCB/BOS07-004 in the amount of \$254,418 for faithful performance from the Bank of Stockton, which can be released with the Board's authorization. The Department of Public Works also requests the Board to authorize the release of the Labor and Materials Irrevocable Letter of Credit No. MCB/BOS07-005 in the amount of \$127,209 issued by the Bank of Stockton, contingent on the receipt of the Mechanics Lien Guarantee in the amount of \$246,454 to the Department of Public Works. The improvements required by the Subdivision Improvement Agreement for the Dillwood Road and State Routes 108/120 intersection have been constructed to Caltran's satisfaction. Atlas Road improvements included improving the right turn lane for traffic turning onto State Route 108/120. Dillwood Road improvements included widening the highway and improving the shoulders of State Route 108/120, and widening the intersection shoulders of Dillwood Road.

Approval and Acceptance of the Subdivision Off-Site Improvements for Hillsborough Estates Subdivision (in east Oakdale)

POLICY ISSUES:

The Board of Supervisors should consider whether this action is consistent with their priorities of providing a safe community, a healthy community, and a well-planned infrastructure system.

STAFFING IMPACT:

There is no staffing impact associated with this item.

AH:jg

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