

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

DEPT: Public Works *Mayfield*

BOARD AGENDA # *C-2

Urgent Routine

AGENDA DATE July 29, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval and Acceptance of the Subdivision Improvements for Tentative Parcel Map 2005-19 River Bluff Business Park

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements required for the Tentative Parcel Map 2005-19, River Bluff Business Park, by the Subdivision Improvement Agreement, executed by Beard Land Improvement Company, and the Stanislaus County Board of Supervisors, on June 27, 2006 have been constructed to the satisfaction of Stanislaus County. Also, find that the said agreement was recorded on July 13, 2006, as Instrument No. 06-104801, and filed with the Stanislaus County Clerk Recorders Office.
2. Accept all streets, avenues, roads, and the drainage system within River Bluff Business Park for maintenance by Stanislaus County.

(Continued on Page 2)

FISCAL IMPACT:

The ongoing maintenance costs for all streetlights in the River Bluff Business Park will be maintained by the Beard Industrial Lighting District that is in the process of being formed. The maintenance of the public roads will be the fiscal responsibility of the Department of Public Works.

BOARD ACTION AS FOLLOWS:

No. 2008-562

On motion of Supervisor Grover, Seconded by Supervisor DeMartini
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) X 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 Improvements for Tentative Parcel Map 2005-19 River Bluff Business Park

3. Pursuant to section 66499.7(a) of the Subdivision Map Act, authorize the release of Performance Bond No. NZS573299 issued by Wells Fargo Bank, N.A. in the amount of \$33,418 for faithful performance of the Subdivision Improvement Agreement.

4. 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. NZS573300 issued by Wells Fargo Bank, N.A. in the amount of \$1,214,753 for payment of labor and materials. The Mechanic's Lien Guarantee must be dated a minimum of 61 days after the filing of the appropriate Notice of Completion; be in the amount of \$242,950.60; be prepared by a title company; be to the benefit of Stanislaus County; and state that there are no liens of record.

DISCUSSION:

River Bluff Business Park is a 17-lot subdivision located east of Mitchell Road and extended Mariposa Road south of Finch Road. The final map was approved and filed pursuant to Resolution No. 2006-549 and approved by the Stanislaus County Board of Supervisors on July 11, 2006. All improvements required by the Subdivision Improvement Agreement have been installed to Stanislaus County standards. Because the improvements have been constructed, it is reasonable for the Board to authorize the release of the Performance Bond at this time and Labor and Materials Bond upon receipt of the Mechanic's Lien Guarantee. The storm drainage for the site ties into the existing storm drainage outfall for the area.

The formation of the Lighting District is the last item to be accomplished. The applicant has provided the County with all required information to proceed with the formation. The developer is currently maintaining and powering the streetlights.

There will be a one year warranty period after acceptance of this subdivision prior to Public Works assuming the maintenance of this subdivision.

POLICY ISSUES:

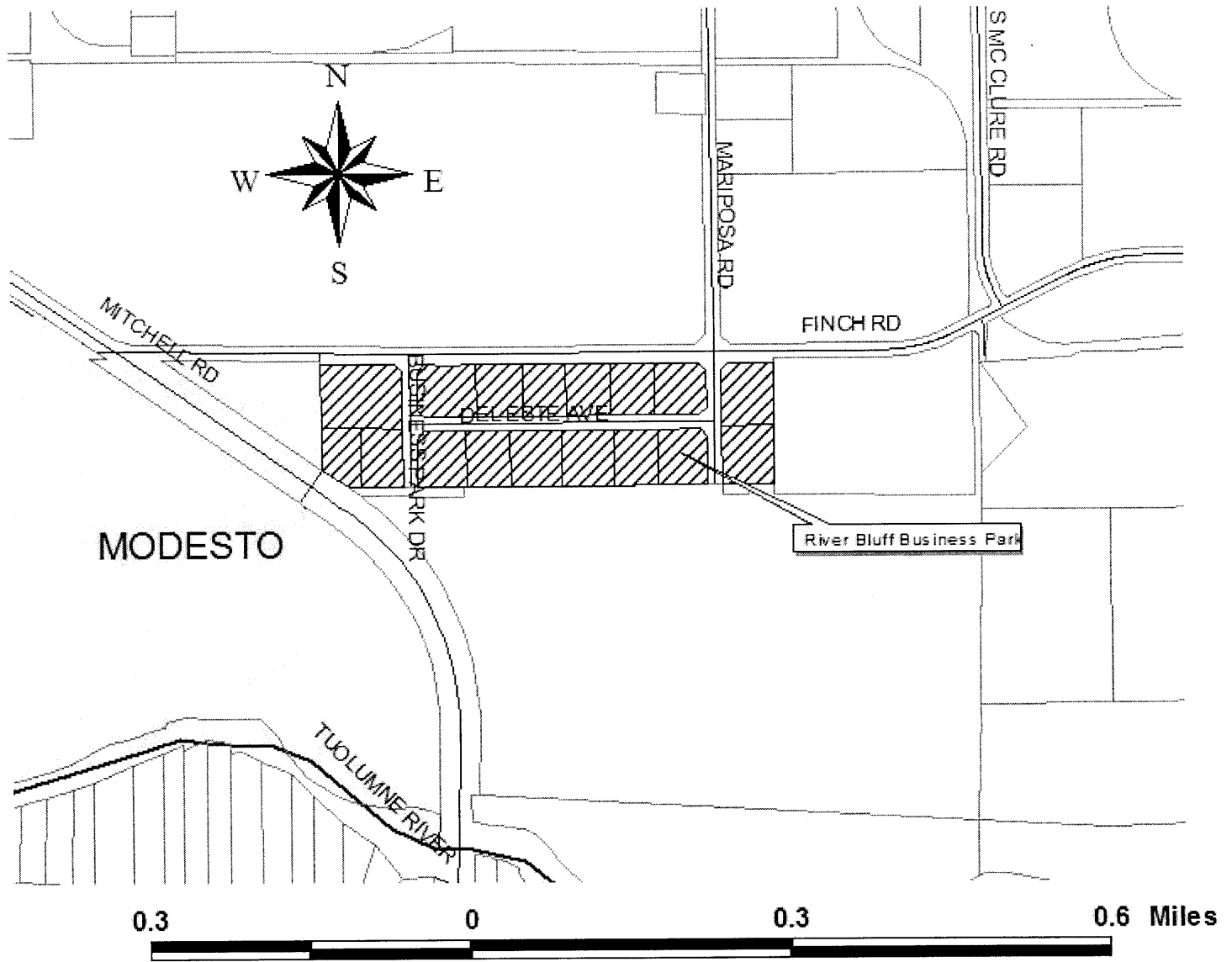
This action is consistent with the Board's policy of providing a safe community, a healthy community, and a well-planned infrastructure system.

















STAFFING IMPACT:

There is no staffing impact associated with this item.

River Bluffs Business Park

Finch and Mariposa



-  River Bluffs business park
-  Parcels.shp
-  Roads.shp
-  River
-  Cities.shp
-  CERE S
-  COUNTY
-  HUGHSON
-  MODE STO
-  NEWMAN
-  OAKDALE
-  PATTERTON
-  RIVERBANK
-  TURLOCK
-  WATERFORD
-  County Outline