

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

DEPT: Public Works

BOARD AGENDA # *C-2

Urgent

Routine

AGENDA DATE September 22, 2015

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 99-05, Bonita Ranch Estates, Unit 4 and Release of Performance and Labor and Materials Bonds

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements for tentative parcel map 99-05 Bonita Ranch Unit 4 (formerly known as Sunray Estates), required by the Subdivision Improvement Agreement and executed by Bright Development, a California Corporation, have been installed to the satisfaction of Stanislaus County and Keyes Community Services District.
2. To accept the subdivision improvements for tentative parcel map 99-05, Bonita Ranch Estates, Unit 4 and release of Performance and Labor and Materials Bonds.

(Continued on Page 2)

FISCAL IMPACT:

The applicant has paid the applicable County fees. The maintenance of the roadways, storm drainage system, and landscaping will be the responsibility of the Stanislaus County Public Works and Stanislaus County Parks Department. County Service Area Number 26 is in place to provide the funding to pay for maintenance of all the drainage and landscaped areas within the Bonita Ranch Subdivision. The Keyes Community Services District will maintain the lights in Bonita Ranch which is within the County Service Area 26.

BOARD ACTION AS FOLLOWS:

No. 2015-439

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

Ayes: Supervisors: Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: O'Brien

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 99-05, Bonita Ranch Estates, Unit 4 and Release of Performance and Labor and Materials Bonds

STAFF RECOMMENDATIONS (CONTINUED):

3. Find that the said agreement was recorded on November 14, 2014, as Document No. 2014-0075648-00 and filed with the Stanislaus County Clerk Recorder's Office.
4. Authorize the release of Performance Bond No. 0612645 issued by International Fidelity Insurance Company in the amount of \$821,706 pursuant to section 66499.7(a) of the Subdivision Map Act.
5. Authorize the release of Labor and Materials Bond No. 0612645 issued by Developers Surety Indemnity Company in the amount of \$410,853 Pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee.

DISCUSSION:

Bonita Ranch Unit 4 (formerly known as Sunray Estates) is a subdivision within the Community of Keyes situated between Cora Way, Lucinda Avenue, and Bonita Ranch Park. This phase of Bonita Ranch created 51 residential lots ranging in size from roughly 5,300 square feet to 9,500 square feet.

The subdivision was approved as Vesting Tentative Map Number 99-05 by the Stanislaus County Board of Supervisors on September 12, 2000. Bonita Ranch Unit 1 was built in 2003 and was approved and accepted by April 27, 2004. Bonita Ranch Unit 2 was approved and accepted on December 6, 2005 while Unit 3 was approved and accepted on June 26, 2007. The economic down turn that started in 2008 led to the State of California granting legislative extensions that have extended the life of tentative (subdivision) maps throughout the state. The Bonita Ranch Subdivision is one of the maps that have been eligible for these extensions.

Bright Development is requesting the acceptance of the improvements and the release of the bonds. Public Works has completed the inspection of the work and has verified that the improvements have met the plans, standards and specifications. The Keyes Community Services District has approved and accepted all of the work regarding water, sewer, and street light installation.

POLICY ISSUES:

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community and A Well Planned Infrastructure System by ensuring that the subdivision improvements were installed in a safe and orderly manner.

STAFFING IMPACT:

There is no staffing impact associated with this item.

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CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4153.

ATTACHMENT:

Location Map

Bonita Ranch Unit 4, Keyes, Ca

