

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

DEPT: Public Works

BOARD AGENDA #: *C-2

AGENDA DATE: May 16, 2017

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Subdivision Map 99-05, Bonita Ranch Estates, Unit 5 and Release of Performance and Labor and Materials Bonds

BOARD ACTION AS FOLLOWS:

No. 2017-252

On motion of Supervisor Olsen, Seconded by Supervisor DeMartini

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

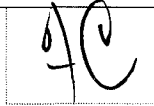
File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works

Urgent

Routine



BOARD AGENDA #: *C-2

AGENDA DATE: May 16, 2017

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Subdivision Map 99-05, Bonita Ranch Estates, Unit 5 and Release of Performance and Labor and Materials Bonds

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements for tentative subdivision map 99-05 Bonita Ranch Unit 5 (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. Accept the subdivision improvements for tentative subdivision map 99-05, Bonita Ranch Estates, Unit 5 and release of Performance and Labor and Materials Bonds.
3. Find that the said agreement was recorded on December 30, 2016, as Document No. 2016-0105474-00 and filed with the Stanislaus County Clerk Recorder's Office.
4. Authorize the release of Performance Bond No. 0711503 issued by International Fidelity Insurance Company in the amount of \$869,766.00 pursuant to section 66499.7(a) of the Subdivision Map Act.
5. Authorize the release of Labor and Materials Bond No. 0711503 issued by Developers Surety Indemnity Company in the amount of \$434,883.00 Pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee.
6. Accept all features such as roads, highways, avenues, and all other street dedications rejected on the Final Map for Bonita Ranch 5 for maintenance by Stanislaus County.

DISCUSSION:

Bonita Ranch Unit 5 (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 44 residential lots ranging in size from roughly 5,300 square feet to 9,500 square feet.

Approval to Accept the Subdivision Improvements for Tentative Subdivision Map 99-05, Bonita Ranch Estates, Unit 5 and Release of Performance and Labor and Materials Bonds

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.

Stanislaus County Board of Supervisors approved the Subdivision Improvement Agreement and the Filing of the Final Map for Bonita Ranch Unit 5 on December 6, 2016. The Final Map was recorded on December 15, 2016 and the Subdivision Improvement Agreement was recorded on December 30, 2016.

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 ISSUE:

The Board of Supervisors approval is required for the release of a security that secured the construction of the improvements in accordance with Stanislaus County Code, Chapter 20.56: Improvements, and section 66499.7: Release of Security, of the Subdivision Map Act.

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. The maintenance of the roadways has been included in the Fiscal Year 2016-2017 Public Works Budget. 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 OF SUPERVISORS' PRIORITY:

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 insuring that the subdivision improvements are installed in a safe and orderly manner.

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STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director

Telephone: (209) 525-4153

ATTACHMENT(S):

Location Map

ATTACHMENT 1
LOCATION MAP



LOT TABLE	
UNIT 5	44 LOTS

The Developer shall be responsible for all drawings, 100% prior to the start of construction. The Developer shall be responsible for all drawings, 100% prior to the start of construction. The Developer shall be responsible for all drawings, 100% prior to the start of construction.

APRIL, 2014

Bonita Ranch Unit Map

TOWN OF KEYES, CALIFORNIA

Stantec Consulting Services Inc. 1016 12th Street, Modesto, CA 95354 (209) 521-9886

Project No.: 183930121 Prepared By: E.W. (EWS) Date: 1/12/11 11:40



Stantec