

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

DEPT: Public Works

BOARD AGENDA: 6.C.3
AGENDA DATE: January 23, 2018

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 99-05, Bonita Ranch Estates Unit 6 and Release of Performance and Labor and Materials Bonds

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0052

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

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

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, Clerk of the Board of Supervisors

File No.

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

DEPT: Public Works

BOARD AGENDA:6.C.3
AGENDA DATE: January 23, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 99-05, Bonita Ranch Estates Unit 6 and Release of Performance and Labor and Materials Bonds

STAFF RECOMMENDATION:

1. Find that all subdivision improvements for tentative parcel map 99-05 Bonita Ranch Unit 6 (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 parcel map 99-05, Bonita Ranch Estates, Unit 6, and release of Performance and Labor and Materials Bonds.
3. Rescind the previous rejection of road rights of way for Bonita Ranch Estates, Unit 6, recorded in Book 44 of Maps at Page 48, and accept said road rights of way.
4. Find that the said agreement was recorded on September 14, 2017, as Document No. 2017-0067366-00 and filed with the Stanislaus County Clerk Recorder's Office.
5. Authorize the release of Performance Bond No. 0711544 issued by International Fidelity Insurance Company in the amount of \$615,605.00 pursuant to section 66499.7(a) of the Subdivision Map Act.
6. Authorize the release of Labor and Materials Bond No. 0711544 issued by Developers Surety Indemnity Company in the amount of \$307,803.00 Pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee.

DISCUSSION:

Bonita Ranch Unit 6 (formerly known as Sunray Estates) is a subdivision within the Community of Keyes situated between Cora Way, Anna Avenue, and Bonita Ranch

Park. This phase of Bonita Ranch created 45 residential lots ranging in size from approximately 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 on 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.

The road rights of way were previously rejected with the approval of the final map for Bonita Ranch Unit 6, recorded in Book 44 of Maps at Page 48. Subsequently, the roads have been constructed to County Standards. Acceptance of the road rights of way at this time establishes the legal right of the County for the roads to occupy the space in which they have been constructed.

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. Rescinding the previous rejection of road rights of way, which was recorded in Book 44 of Maps at Page 48 and accepting said road rights of way at this time is in accordance with section 66477.2: Offer of Dedication; Continuation after Rejection, 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 Parks Departments. The maintenance of the roadways has been included in the Fiscal Year 2017-2018 Public Works Adopted Final Budget. County Service Area 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 County Service Area 26.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priority of *Delivering Efficient Public Services and Infrastructure* by insuring that the subdivision improvements are installed in a safe and orderly manner.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director

Telephone: (209) 525-4153

ATTACHMENT(S):

1. Parcel Map 99-05, Bonita Ranch Unit 6

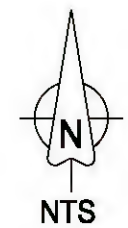
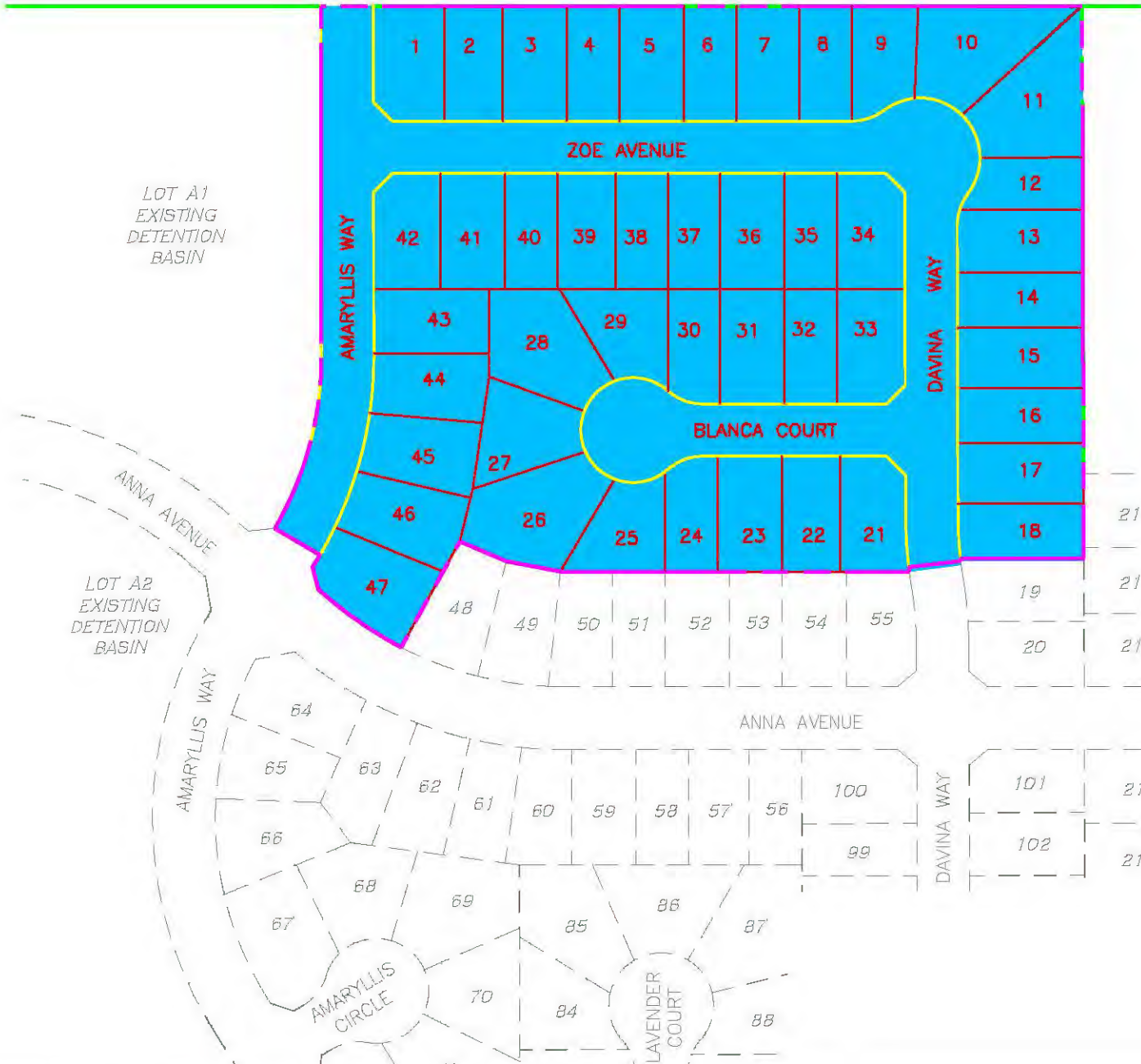


EXHIBIT "A"
BONITA RANCH UNIT 6
45 LOTS

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JULY 2017
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ORIGINAL SHEET - ANSI B



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Client/Project
 BRIGHT DEVELOPMENT
 BONITA RANCH

Figure No.

Title
 UNIT 6 BOUNDARY MAP