

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

DEPT: Public Works

BOARD AGENDA:5.C.2
AGENDA DATE: June 5, 2018

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 2006-01,
Palm Estates, and Record the Final Map

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0264

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

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

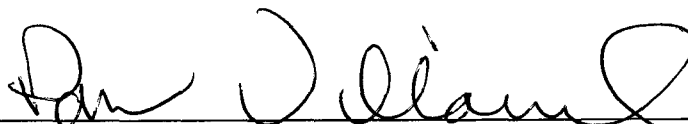
Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:



ATTEST: PAM VILLARREAL, Assistant Clerk of the Board of Supervisors

File No.

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

DEPT: Public Works

BOARD AGENDA:5.C.2
AGENDA DATE: June 5, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Accept the Subdivision Improvements for Tentative Parcel Map 2006-01, Palm Estates, and Record the Final Map

STAFF RECOMMENDATION:

1. Find that all subdivision improvements for tentative parcel map 2006-01 Palm Estates have been installed to the satisfaction of Stanislaus County and Denair Community Services District.
2. Accept all streets, avenues, roads, and the open space drainage system within Palm Estates for maintenance by Stanislaus County.
3. Authorize the Chairman of the Board to sign the final map.
4. Direct Public Works to record the final map for Tentative Subdivision Map 2006-01 Palm Estates.

DISCUSSION:

Palm Estates is a subdivision within the Community of Denair. The subdivision is situated to the east of Lester Road, north of the intersection of Jerry Lane and Lester Road, and south of Eastgate Drive and Lester Road. Palm Estates created 12 single-family residential lots ranging in size from approximately 8,007 to 10,675 square feet, with a drainage basin/open space lot.

The subdivision was approved as Vesting Tentative Map Number 2006-01 by the Stanislaus County Board of Supervisors on September 12, 2006. The economic downturn 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. Palm Estates is one of the maps that have been eligible for these extensions.

As part of the conditions of approval, the subdivision was required to annex into the Denair Highway Lighting District and County Service Area 19 – Tuolumne-Gratton. The area was annexed into the Denair Highway Lighting District on October 24, 2017. Palm Estates went to the Board of Supervisors on February 13, 2018 with LAFCO issuing their Certificate of Completion into County Service Area Number 19 – Tuolumne-Gratton on March 28, 2018.

On March 20, 2018, Denair Community Services District accepted the improvements for the water and sewer services for the subdivision.

All subdivision improvements have been installed to Stanislaus County Public Works' and Parks' standards. The developer installed all subdivision improvements before recording the Final Map for the subdivision. With the improvements being installed prior to recording the Final Map, a subdivision improvement agreement and the corresponding financial securities did not need to be filed. There are no bonds or financial documents to be returned to the developer. A Warranty Security has been submitted in the form of a Letter of Credit Number 1147 from Farmers & Merchants Bank of Central California to secure the improvements for the year Warranty period.

POLICY ISSUE:

Stanislaus County's Subdivision Ordinance 20.56.20 Agreement of bond – Progress payments allows for the Board of Supervisors to approve the final map once all of the improvements have been made and accepted by the Director of Public Works.

FISCAL IMPACT:

The applicant has paid the applicable County fees. The maintenance of the roadways, storm drainage system, and the landscaping is the responsibility of the Stanislaus County Public Works and the Parks Departments. Funding for the maintenance of the roadways is included in the Fiscal Year 2017-2018 Adopted Final Public Works budget. The cost of maintenance for all drainage and landscaped areas within the Palm Estates Subdivision will be funded by County Service Area 19. The cost of maintenance for street lights in Palm Estates will be funded by the Denair Highway Lighting District.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priority of *Delivering Efficient Public Services & Community Infrastructure* by supporting sustainable land use planning and improving transportation circulation by providing for a well thought out subdivision in an in-fill area.

STAFFING IMPACT:

There is no staffing impact associated with this item.

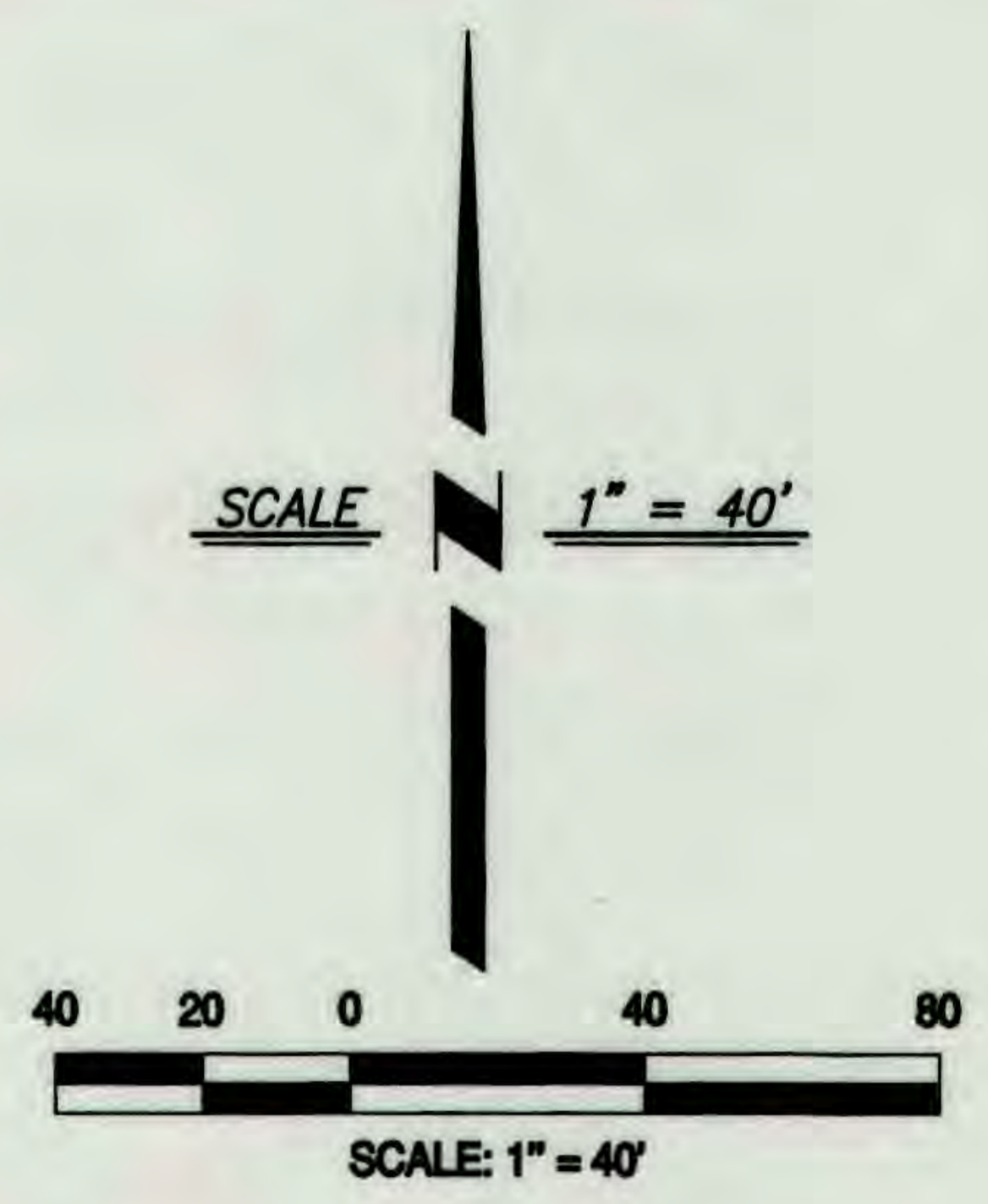
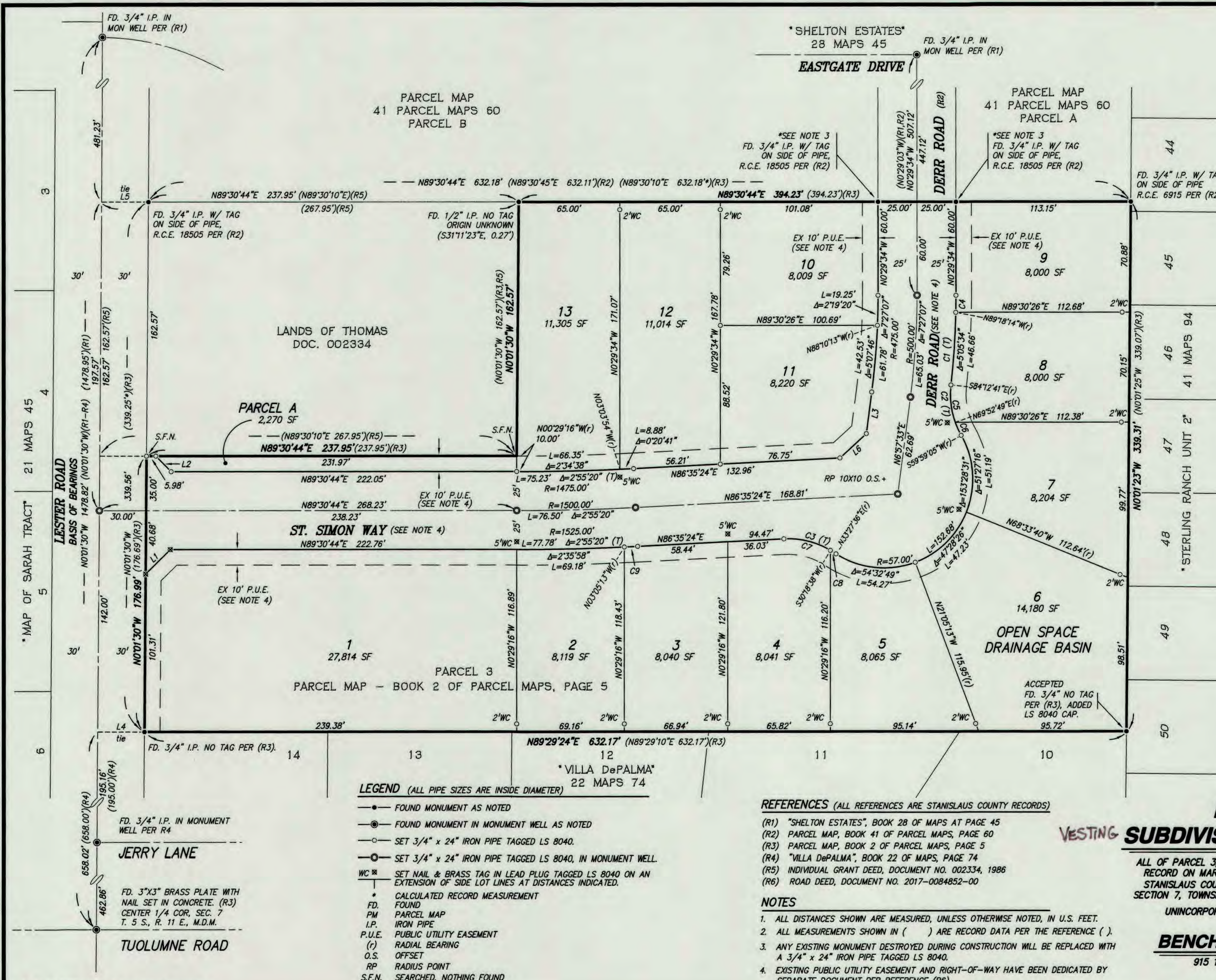
CONTACT PERSON:

David Leamon, Interim Public Works Director

Telephone: (209) 525-4151

ATTACHMENT(S):

1. Palm Estates Subdivision Map



LINE TABLE

LINE	BEARING	LENGTH
L1	N44°44'37"E	22.26'
L2	N45°15'23"W	14.09'
L3	N06°57'33"E	26.84'
L4	N89°29'24"E	30.00'
L5	N89°30'44"E	30.00'
L6	N46°46'29"E	23.05'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	525.00'	57.56'	6°16'53"
C2	53.00'	33.12'	35°48'15"
C3	53.00'	34.11'	36°52'12"
C4	525.00'	10.89'	1°11'20"
C5	53.00'	23.97'	25°54'30"
C6	53.00'	9.15'	9°53'44"
C7	53.00'	31.19'	33°43'13"
C8	53.00'	2.91'	3°08'58"
C9	1525.00'	8.59'	0°19'22"

LOT SUMMARY

13 LOTS	3.15 ACRES
RIGHT-OF-WAY	.84 ACRES
PARCEL A	.05 ACRES
SUBDIVIDED AREA	4.04 ACRES

BASIS OF BEARINGS
 THE BEARING NORTH 0°01'30" WEST ALONG THE CENTERLINE OF LESTER ROAD, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 2 OF PARCEL MAPS AT PAGE 5, STANISLAUS COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

- LEGEND (ALL PIPE SIZES ARE INSIDE DIAMETER)**
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND MONUMENT IN MONUMENT WELL AS NOTED
 - SET 3/4" x 24" IRON PIPE TAGGED LS 8040.
 - ⊙ SET 3/4" x 24" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL.
 - ⊙ SET NAIL & BRASS TAG IN LEAD PLUG TAGGED LS 8040 ON AN EXTENSION OF SIDE LOT LINES AT DISTANCES INDICATED.
 - * CALCULATED RECORD MEASUREMENT
 - FD. FOUND
 - PM. PARCEL MAP
 - I.P. IRON PIPE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (r) RADIAL BEARING
 - O.S. OFFSET
 - RP. RADIUS POINT
 - S.F.N. SEARCHED, NOTHING FOUND
 - (T) TOTAL

- REFERENCES (ALL REFERENCES ARE STANISLAUS COUNTY RECORDS)**
- (R1) "SHELTON ESTATES", BOOK 28 OF MAPS AT PAGE 45
 - (R2) PARCEL MAP, BOOK 41 OF PARCEL MAPS, PAGE 60
 - (R3) PARCEL MAP, BOOK 2 OF PARCEL MAPS, PAGE 5
 - (R4) "VILLA DePALMA", BOOK 22 OF MAPS, PAGE 74
 - (R5) INDIVIDUAL GRANT DEED, DOCUMENT NO. 002334, 1986
 - (R6) ROAD DEED, DOCUMENT NO. 2017-0084852-00

- NOTES**
- ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED, IN U.S. FEET.
 - ALL MEASUREMENTS SHOWN IN () ARE RECORD DATA PER THE REFERENCE ().
 - ANY EXISTING MONUMENT DESTROYED DURING CONSTRUCTION WILL BE REPLACED WITH A 3/4" x 24" IRON PIPE TAGGED LS 8040.
 - EXISTING PUBLIC UTILITY EASEMENT AND RIGHT-OF-WAY HAVE BEEN DEDICATED BY SEPARATE DOCUMENT PER REFERENCE (R6).

PALM ESTATES
VESTING SUBDIVISION MAP NO. 2006 - 01

ALL OF PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MARCH 9, 1966 IN BOOK 2 OF PARCEL MAPS AT PAGE 5 STANISLAUS COUNTY RECORDS AND LYING IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN.

UNINCORPORATED AREA OF STANISLAUS COUNTY, CALIFORNIA
 OCTOBER 2016

BENCHMARK ENGINEERING, INC.
 915 17TH STREET, MODESTO, CALIFORNIA, 95354