



# Board Agenda Item 42

DATE: June 2, 2026

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director  
Department of Public Works and Planning

SUBJECT: Tract No. 4968 (Developer: JPJ, Inc.)

RECOMMENDED ACTION(S):

**Consider and take the following actions for Tract No. 4968, located near Millerton Road and Marina Drive:**

- 1. Approve release of the Performance and Maintenance Security Bond in the amount of \$2,600,000; and**
- 2. Approve release of the Labor and Materials Security in the amount of \$1,300,000; and**
- 3. Approve release of the Monumentation Security posted in the amount of \$5,000.**

There is no Net County Cost associated with the recommended actions. JPJ, Inc. (Subdivider) has completed the on-site and off-site infrastructure improvements as required by the Subdivision Agreement and Improvement Plans and has maintained them for the prescribed amount of time. The subject development is located within the Millerton Specific Plan Area on the south side of Millerton Road between Friant and Auberry Roads. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

If your Board determines that the tract infrastructure improvements have not been properly maintained for the prescribed amount of time, as required by the Subdivision Agreement, your Board may deny release of the security posted in the amount of \$2,600,000 for Performance and Maintenance and \$1,300,000 for Labor and Materials. This action will require the Subdivider to correct any defects in workmanship and/or materials that your Board has determined necessary prior to considering the release of the security.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The Subdivider has completed the required infrastructure improvements.

DISCUSSION:

On December 19, 2000, the Board approved Vesting Tentative Tract Map No. 4968, of which Phase 1 was Tract No. 4968. On May 1, 2018, the Board approved the Final Map and associated Subdivision Agreement No. 18-236 for Tract No. 4968, a planned residential development consisting of one hundred and six (106) lots with a minimum parcel size of six thousand six hundred (6,600) square-feet. The Subdivision Agreement required the Subdivider to construct certain improvements that were not completed at the time of the County's approval of the Final Map.

*Bond Release*

Consistent with the County Ordinance Code, the Subdivider posted security to ensure the performance and maintenance of tract improvements. The Subdivider has completed all the work in accordance with the Improvement Plans and Landscape Plans for this project. The Department has inspected the improvements that have been constructed and has determined them to be in substantial conformance with the approved Improvement Plans.

Tract No. 4968 has developed 1.5 miles of private roads to be permanently maintained by the County Service Area 34, Zone D.

*Surface Water Treatment Plant*

The Millerton Specific Plan requires that the infrastructure plan contain elements regarding domestic water and procedures for implementation. The domestic water element required construction of a Surface Water Treatment Plant (SWTP) and expansion of the plant to adequately serve development. Subdivision Agreement 18-236 for Tract 4968 required the expansion of the SWTP in order to serve Tract 4968. In past years the Locational Running Annual Average did not meet State Water Boards haloacetic acids (HAA5) requirements, however, the Compliance Order issued by the State Water Resources Control Board was lifted on September 5, 2025, due to the water system being made capable of producing water that complies with HAA5.

The Subdivider has completed the construction of the SWTP expansion, and the County has accepted the plant improvements.

REFERENCE MATERIAL:

BAI #20, December 19, 2000

BAI #17, May 1, 2018

CAO ANALYST:

Maria Valencia